



Town Council Agenda Report

SUBJECT: Resolution

CONTACT PERSON/NUMBER: Shirley Taylor-Prakelt, Housing and Community Development Coordinator, (954) 797-1199

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE FY 2000/01 ACTION PLAN FOR FEDERAL CDBG FUNDS, WHICH INCLUDES THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE ALL NECESSARY CERTIFICATIONS AND GRANT RELATED DOCUMENTS; AUTHORIZING MINOR, NON-SUBSTANTIVE CHANGES TO THE ACTION PLAN WHICH MAY BE IDENTIFIED DURING THE REVIEW AND APPROVAL PROCESS WHICH DO NOT SIGNIFICANTLY AFFECT THE PURPOSE, SCOPE, BUDGET, OR INTENT OF THE PLAN; AND AUTHORIZING SUBMISSION OF THE PLAN TO HUD.

REPORT IN BRIEF: As an entitlement recipient of Federal Community Development Block Grant (CDBG) funds from the U.S. Dept. of Housing and Urban Development (HUD), the Town anticipates receiving \$507,000 in FY 2000/01, contingent upon adoption of the attached "Action Plan for Federal CDBG Funds". This Action Plan is consistent with the long-range goals and objectives contained in the Towns *Consolidated Plan for Federal Funds 1997-2001*, which was adopted July 16, 1997. In developing the Action Plan, a pre-development public hearing was held on May 15th; a summary of the Action Plan was published in the Sun Sentinel on June 13th; a 30-day public comment period on the proposed Plan was held from June 12th to July 13th; and an Executive Summary of the Plan was distributed to Broward County, adjacent municipalities, and other interested parties, for their review and input. The approved Action Plan must be received by HUD before August 16, 2000, or the Town will forfeit its FY 2000/01 CDBG funds.

PREVIOUS ACTIONS: Resolution R-97-250 (7/16/97); Resolution R-98-240 (7/15/98); Resolution R-99-250 (7/21/99).

CONCURRENCES: Each year within the five-year period covered by the *Consolidated Plan*, the Town must develop and submit to HUD, an Action Plan which contains the CDBG budget for that year.

FISCAL IMPACT: The Town will receive \$507,000.

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution and the Action Plan for FY 2000/01 Federal CDBG Funds

Executive Summary

Town of Davie Community Development Block Grant (CDBG) Program

Proposed CDBG Action Plan For FY 2000/01

The Town of Davie is an “entitlement” recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD). As such, the Town anticipates receiving \$507,000 in Community Development Block Grant (CDBG) funds for Fiscal Year 2000/01 (October 1, 2000 - September 30, 2001) to address community development and housing needs. As a prerequisite for receiving these funds, an *Action Plan* has been developed which outlines the proposed use of the FY 2000/01 CDBG funds, and describes how the proposed projects/activities will address the goals and objectives outlined in the Town’s *Consolidated Plan for Federal Funds 1997-2002* which was adopted by the Davie Town Council on July 16, 1997.

Proposed CDBG Funding for FY 2000/01

#2000-1. Ehlinger Apartments Improvements \$50,000 - To renovate and upgrade the living conditions at the Ehlinger Public Housing Apartments, located at 7481 N.W. 33rd Street, in partnership with the Broward County Housing Authority (BCHA) and the Broward County Community Development Office. The central element of this improvement program is the provision of air-conditioning for 100 rental units, thus providing a healthier living environment for the tenants.

#2000-2. Emergency Assistance Fund (Public Service) \$5,600 - Provision of emergency financial assistance on a Town-wide basis to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food or shelter, on a case-by-case basis, under the direction of the Housing & Community Development Coordinator.

#2000-3. Special Transportation Service (Public Service) \$50,000 - CDBG funds will be used to match County funds for a Special Transportation Service in the CDBG Target Areas. This Public Service activity, will enable elderly, disabled, and low/moderate income individuals to have access to health facilities, doctors, libraries, and the South Florida Educational Complex. (Multi-Year Activity)

#2000-4. Potters Park Improvements \$300,000 - CDBG funds will be used for capital improvements to modify and/or expand existing facilities or construct a new multi-purpose community center at Potters Park, in the Eastern CDBG Target Area, north of Orange Drive and south of L-Lake, between 57 Terrace and 57th Avenue. (Multi-year activity)

#2000-5. Fair Housing, Citizen Participation & Support Services \$101,400 - To plan, administer, and monitor the CDBG funds; undertake comprehensive planning activities; apply for other related grants; continue the Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide the widest range of housing opportunities for Davie residents; assist in regional homeless assistance initiatives; prepare Environment Review Records and assessments, etc.

All of the activities identified above will principally benefit low/moderate income residents of the Town of Davie, and no displacement or relocation of Davie residents or businesses is anticipated.

RESOLUTION NO. _____

Item No.

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ADOPTING THE FY 2000/01 ACTION PLAN FOR FEDERAL CDBG FUNDS, WHICH INCLUDES THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET; AUTHORIZING THE TOWN ADMINISTRATOR TO EXECUTE ALL NECESSARY CERTIFICATIONS AND GRANT RELATED DOCUMENTS; AUTHORIZING MINOR, NON-SUBSTANTIVE CHANGES TO THE ACTION PLAN WHICH MAY BE IDENTIFIED DURING THE REVIEW AND APPROVAL PROCESS WHICH DO NOT SIGNIFICANTLY AFFECT THE PURPOSE, SCOPE, BUDGET, OR INTENT OF THE PLAN; AND AUTHORIZING SUBMISSION OF THE PLAN TO HUD.

WHEREAS, the Town of Davie is an "entitlement recipient" of Federal Funds from the U. S. Dept. of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program; and

WHEREAS, the Town's *Consolidated Plan for Federal Funds 1997-2002* adopted July 16, 1997, outlined the Town's goals, objectives, and geographic target areas to be revitalized through the federal funds; and

WHEREAS, the Town was notified that it will receive \$507,000 in Community Development Block Grant (CDBG) funds contingent upon submission/approval of an Action Plan for FY 2000/01 CDBG Funds; and

WHEREAS, the Town's FY 2000/01 Action Plan was prepared following an extensive citizen participation process which included a pre-development Public Hearing (5/15/00), a 30-day public comment period (6/12/00-7/13/00), publication of the summarized Plan (6/12/00), and distribution of an Executive Summary to Broward County, adjacent municipalities, and other interested parties, for their review; and

WHEREAS, prior to adopting the FY 2000/01 Action Plan, a Public Hearing was held in the Council Chambers of Town Hall on July 19, 2000, such Hearing being duly advertised in the Sun Sentinel on July 9, 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council hereby adopts the FY 2000/01 Action Plan for Federal CDBG Funds which includes the Community Development Block Grant (CDBG) Program budget, and authorizes minor, non-substantive changes to the Action Plan which may be identified during the review/approval process, which do not significantly affect the purpose, scope, budget, or intent of the Action Plan.

SECTION 2. The Town Council authorizes the Town Administrator to execute all necessary certifications and grant related documents.

SECTION 3. The Town Council authorizes the submission of the FY 2000/01 Action Plan to HUD on or before August 16, 2000.

SECTION 4. This Resolution shall take effect immediately upon passage and adoption.

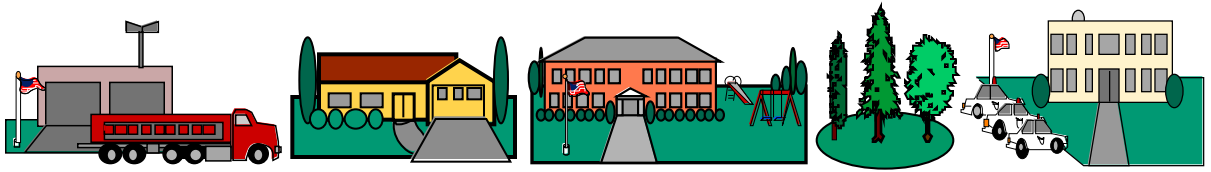
PASSED AND ADOPTED THIS _____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

ATTEST:

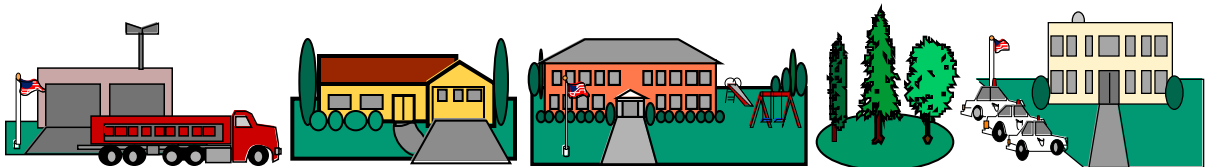
TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2000.



Town of Davie

Proposed CDBG Action Plan FY 2000/01



For Information Contact:
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Housing and Community Development
Town of Davie
(954) 797-1199

Item No.

Section 1 - The Town of Davie: A Historical Overview

The Town of Davie is located southwest of Fort Lauderdale in Broward County, midway between Miami and Palm Beach. Settled at the turn of the century, Davie was identified as the "first improved town in the Everglades". Construction of irrigation and drainage canals began in the early 1900's; and, the first permanent settlers arrived from the Panama Canal Zone in 1909. They named the swampy area "Zona", in recognition of their former home. "Zona" was renamed in 1916, in recognition of R. P. Davie's presence in the settlement. Davie was originally incorporated on November 16, 1925 and was dissolved during the following legislative session to avoid the taxation resulting from incorporation. Davie was reincorporated on June 22, of 1961 with less than 2,000 residents.

Davie is the eighth (8th) largest municipality in Broward County, with a population of 67,529 persons, as of April 1, 1999. This represents a steady growth since the 1990 Census, when Davie's population was 47,143 persons. The 1980 Census listed the population as 20,515, representing a 129.8% increase in the ten year period from 1980 to 1990.

The median age in Davie is 32.6 years. The Town's median household income is \$37,650, which is higher than Broward County's median of \$30,605. Davie is fairly homogeneous i.e. 93% of the residents are white, 4% Black, and 3% other. Ten percent (10%) of the residents are of Hispanic origin (of any race).

Davie is suburban in nature, with 85% of the residents living in family households. There are 19,889 housing units available for the 17,766 households in Davie; and, there is a 10% vacancy rate (including seasonal vacancy). The average number of persons per household is 2.62, which is larger than the 2.35 average for Broward County.

Davie is a "university town" and proudly hosts the South Florida Education Complex which includes: Nova University, Florida Atlantic University, Florida International University, Broward Community College, McFatter Vocational/Technical Center, Broward Fire Academy, Division of Forestry, Criminal Justice Institute, and others. The population is well educated i.e. 81% are either high school graduates, possess some college, or have a college degree.

Approximately one-third of the land in the Town is still undeveloped and recent annexation has opened new horizons for industrial and economic growth. Davie is geographically the largest municipality in Broward County, encompassing 40 square miles.

Davie proudly preserves its western heritage, while progressing in economic, industrial, and business development. Championship rodeos are still held year-round, and the Sunshine State Pro Rodeo classic, held annually at the Bergeron/Davie Rodeo Arena, attracts over 25,000 fans. The Town is committed to addressing the needs of its residents, and strives to balance growth and quality of life.

Section 2 - Consolidated Plan For Federal Funds 1997-2002

In 1997, when the Town's population grew above 50,000 residents, Davie became an "entitlement recipient" of Federal Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD). The goals of the CDBG program are to:

- develop viable urban communities by providing decent housing and a suitable living environment;
- expand economic opportunities for low and moderate income individuals and families; and

¹ Bureau of Economic and Business Research (BEBR), University of Florida - February 2000.

² As of the 1990 Census.

- strengthen the partnerships between all levels of government and the private sector, including for-profit and not-for profit organizations, in the production of affordable housing sufficient to meet the needs of the community.

As a prerequisite for receiving these Federal funds, the Town adopted a Consolidated Plan for Federal Funds in July 1997, which identified the Town's housing and community development needs, and outlined funding strategies to address such. This Plan also shaped the various federally funded programs into a 5-year neighborhood and community development strategy. The Consolidated Plan serves as:

- a long and short-term planning document for the Town of Davie, which builds on a participatory process from the grassroots level;
- an application for the federal funds;
- a strategy to be followed in carrying out HUD programs; and
- an annual action plan that provides a basis for assessing and monitoring program performance.

The Town's Consolidated Plan set forth long-range goals and objectives to address identified needs, over the five-year period covered by the Plan. A synopsis of the long-range goals and objectives to be achieved, follows:

- to rehabilitate, construct and/or expand public facilities and infrastructures e.g. the renovation of existing public (community) facilities and street improvements such as: improved lighting, landscaping, drainage, sidewalks, streets, connections to sewer systems, etc.
- to upgrade the existing housing stock and provide loans and/or grants to income-eligible homeowners to make home repairs and replace existing substandard/leaking roofs.
- to expand affordable rental housing and homeownership opportunities for Davie residents.
- to increase and enhance park/recreation opportunities and expand programs that serve at-risk youth e.g. the renovation of existing parks (improved lighting, landscaping, equipment, etc.), construction of new park and/or recreation facilities, the provision of social services, or the acquisition of land for new facilities.
- to provide swale area drainage (percolation), positive discharge drainage, and the connection of low/moderate income homes to the existing sewer system e.g. connections to the sewer laterals.
- to expand affordable child day care opportunities and after-school programs which provide subsidies for child care.
- to promote economic development initiatives and stimulate the local economy through neighborhood revitalization, commercial revitalization (e.g. facade renovation programs) and/or industrial revitalization.
- to minimize the displacement of Davie residents and mitigate adverse effects caused by federally assisted activities, and to provide fair and adequate relocation benefits when needed.
- to upgrade and/or supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.
- to undertake a Fair Housing outreach and education campaign to ensure that Davie residents have

the widest range of housing choices.

- to remove architectural barriers and impediments to the elderly and to the physically, mentally, or developmentally disabled.
- to promote the county-wide strategies and efforts aimed at addressing homelessness.
- to provide social services related to healthcare, mental healthcare, housing, food, transportation, etc.
- to remove slums and blight and blighting conditions e.g. clearance activities, demolition, and code enforcement.
- to encourage the retention of significant historic structures, and to further historic preservation efforts.
- to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD Community Planning and Development (CPD) programs or related grants.

Each year within the five-year period covered by the Consolidated Plan, the Town must develop and submit to HUD, an Action Plan which contains the CDBG budget for that year. This Action Plan must be submitted to HUD on or before August 16th of each year.

The Town's Housing and Community Development Office is responsible for the planning, preparation, implementation, and monitoring of the Consolidated Plan and all incremental One-Year Action Plans. In late January 1998, the Town's first Housing and Community Development Coordinator was hired, and the CDBG and the State Housing Initiatives Partnership (SHIP) Programs commenced. The Housing and Community Development Office is an adjunct of the Town Administrators Office (i.e., City Managers Office), and is integrated into the Town's overall budget strategy.

Section 3 - Community Involvement and Citizen Participation

The Town's Consolidated Plan was the result of an exhaustive data analysis and an extensive citizen participation process, and represents a collaboration between the Town, local social service providers, housing providers, the Community Redevelopment Agency (CRA) Board, and other residents in Davie. Both the Consolidated Plan and this Annual Plan were developed in accordance with the Town's adopted Citizen Participation Plan which sets forth the Town's policies and procedures for citizen participation.

The Town strives to ensure citizen involvement, in an advisory role, in the planning, implementation, and assessment of the programs covered by the Consolidated Plan and each Action Plan. In developing the FY 2000/01 Action Plan, the Town encouraged the participation of all of its residents, especially from those in designated CDBG Target Areas where funds are proposed to be expended.

Prior to the adoption of each Action Plan, Davie residents will be provided with timely access to local meetings, public hearings, grant documents, and copies of the Plan, in accordance with the federal regulations at 24 CFR Part 570. The Town ensures that hearing, sight, and mobility impaired persons have full and timely access to meetings and grant related documents.

The following citizen participation process was utilized to develop the FY 2000/01 Action Plan:

- A Pre-Development Public Hearing was held on May 15, 2000. (Advertised in the Sun Sentinel on May 7th). The minutes from this Hearing are attached as Exhibit #8.
- The draft Action Plan for FY 2000/01 was made available for a 30-day public comment

period commencing June 12th and concluding on July 13th at the Housing and Community Development Office in Town Hall, and the Davie-Cooper City Library.

- A summary of the Action Plan was published in the Sun Sentinel on June 11th, 2000 which described the contents and purpose of the Plan, the activities to be undertaken, and the proposed use of CDBG funds.
- A summary of the FY 2000/01 Action Plan was provided to Broward County and to the adjacent municipalities of Fort Lauderdale, Dania, Sunrise, Plantation, Cooper City, Weston, Pembroke Pines, Miramar, and Hollywood, as well as the Broward County Housing Authority, Broward County Community Development Division and the Office of Housing Finance (OHF), in order to obtain their input.
- The Housing and Community Development Coordinator serves as the "Chair" and liaison to a "Neighborhood Revitalization Task Force" comprised of representatives from the Community Oriented Policing (COPS) Unit of the Davie Police Department, Department Heads, the Economic Development Specialist, the Community Redevelopment Agency (CRA) Administrator, the EASE Foundation, and other persons interested in the CDBG Program.
- Prior to adopting the Plan, a public hearing was held by the Davie Town Council on July 19, 2000 in the Town Council Chambers. This Hearing was noticed in Sun Sentinel on July 9, 2000.

No letters were received in response to the 30-day public comment period.

Section 4 - Low/Moderate Income Concentrations (CDBG Target Areas)

The National Objective of the CDBG Program, is to principally benefit low and moderate income persons by providing decent housing and a suitable living environment, and expanding economic opportunities.

The term "low/moderate income" applies to those individuals and households who earn up to eighty (80%) percent of the median income for that area (usually by County), as adjusted by family size. These income levels are published annually by HUD, and adjusted for each CDBG program year.

The median income for Broward County is \$54,500; and, the FY 2000/01 income levels follow:

FY 2000/01 Income Levels

Household	Low (50% of Median)	Moderate (80 % of Median)
1	\$19,100	\$30,500
2	\$21,800	\$34,900
3	\$24,550	\$39,250
4	\$27,250	\$43,600
5	\$29,450	\$47,100
6	\$31,600	\$50,550
7	\$33,800	\$54,050
8	\$35,950	\$57,550

In 1997, an analysis of the Town's demographic profile was undertaken to define specific geographic areas where there are concentrations of low/moderate income families and minority residents. This analysis revealed that the following areas contain the highest concentration of low/moderate income persons who would qualify for assistance under the CDBG Program:

³ As published in March 2000

Low/Moderate Income Concentrations

Census Tract	Block Group	Low/Mod Number	Low/Mod Percent
7.01	1	2,307	59.8 %
7.01	9	378	61.2 %
7.03	2	1,412	36.8 %
7.05	2	1,728	53.7 %
7.06	1	1,243	38.7 %
8.03	9	188	79.0 %

Since no entire Census Tract in Davie contained 51% or greater low/moderate income individuals, HUD and the Town analyzed the Census data by Block Groups to determine the geographic areas that would qualify for assistance. Based this, HUD established 36.8% as the threshold for designation of a CDBG Target Area i.e., a specific geographic area where CDBG funds can be expended with the assumption that they would "principally" benefit low/moderate income residents. The area from Orange Drive north to 42nd Street between SW 55th and 57th Avenues, was also approved by HUD, as a result of a special income-survey performed by the Davie CRA in 1994.

Based on the demographic data analysis described above, the Davie Town Council adopted three (3) CDBG Target Areas in 1997, as follows:

- The Western Target Area a/k/a Orange Parks located between 130th-136th Avenues, north of 14th Street and south of State Road 84.

<u>Census Tract/Block Group</u>	<u>703.01 & 02</u>
Total Population	3,978
Low/Moderate Income Population	36.8%
Average Household Income	\$40,611
Housing units w/1.01+ Pers. Per Room	5%

- The Southern Target Area a/k/a Driftwoods located south of Stirling Road, east of 78th Avenue, and north and west of the Davie Road Extension.

<u>Census Tract/Block Group</u>	<u>7.05.BG 2</u>
Total Population	3,282
Low/Moderate Income Population	53.7%
Average Household Income	\$31,393
Housing units w/1.01 + Per. Per Room	7%

- The Eastern Target Area a/k/a Potters Parks bounded to the north by Nova Drive⁴ to the south by Orange Drive, to the east by NW 62nd Avenue, and to the west by Davie Road.

<u>Census Tract/BG</u>	<u>706.00/1</u>	<u>701.00/1</u>	<u>701.00/9</u>	<u>803.00/9</u>
Total Population	3,217	5,760	880	561
Low/Moderate Income	38.7%	59.8%	61.2%	43.1%
Average HH Income	\$33,538	\$31,110	\$20,621	\$31,469
Units w/1.01 Per. Room	2%	3%	5%	0%

Section 5 - Areas of Minority Concentration:

⁴ The Silver Oaks Mobile Home Park is included in the CDBG Target Area.

The Town of Davie does not formally define an “area of minority concentration”; however, for the purpose of the Town’s Consolidated Plan an “area of minority concentration” was defined as a Census Block Group with a total number of racial/ethnic minority households (Black, Hispanic, Asian) that form 20% or more of the total number of households in the Census Block Group. Within the entire Town of Davie, minority households constitute 13% of the population: 3% Black, 8% Hispanic, 1% Asian, and 1% Other.

At the block group level, the only area of minority concentration is Census Tract 7.05 BG 2, which is composed of 20% Black households. Hispanic households constitute 8% of the population in Census Tract 7.01 BG 1, 4% in Census Tract 7.01 BG 9, and 15% in Census Tract 7.05 BG 2. Asian and other ethnic groups constitute 4% or less in each of the three block groups.

Section 6 - The Housing Conundrum in Davie:

One of the biggest challenges facing the Town of Davie in meeting its Consolidated Plan goals, is addressing the housing needs of its lower-income residents living in sub-standard mobile homes. With recent annexations (October 1998), Davie has over 14,000 mobile homes, a significant portion of which are in sub-standard condition. There is currently no source of funds available to assist these mobile home owners to make needed repairs to their homes, since the regulations governing both the CDBG and SHIP Programs prohibit the use of grant funds to renovate them. Given these constraints, the Town’s strategy for assisting these mobile home occupants, is to provide new opportunities in Davie for affordable rental and homeownership housing.

The disproportionately high rental rates in Davie in comparison to other Broward County Cities, make it difficult to find affordable rental units (in good condition), and attract Landlords that will participate in the Section 8 Program. Because of these factors, many lower-income families have a difficult time finding assisted rental housing in Davie. This is particularly relevant to those families in Davie that are “cost-burdened” i.e., are paying greater than 30% of their gross income for rent/utilities.

In May 1998, the Town hired a consulting firm to undertake a rental housing survey of apartments in Davie, to determine if there were gaps between the market rents and the HUD Fair Market Rents (FMR), which is the maximum rent a landlord can receive under the Section 8 Program. The results of that survey follow:

Unit Size	Market Rents	Median	HUD FMR	“Gap”
Efficiency	\$ 602- \$ 655	\$ 628	\$470	\$158
1-Bedroom	\$ 650- \$ 691	\$ 671	\$553	\$118
2-Bedroom	\$ 742- \$ 805	\$ 774	\$684	\$ 90
3-Bedroom	\$1042- \$1138	\$1090	\$952	\$138

As seen above, there is a significant “gap” between the market rents in Davie, and the HUD established FMR’s. The 1998 survey was based on a 20% sample of rental units in Town; and, the April 2000 survey was expanded to encompass all licensed rental units in Davie. Therefore, the new survey should provide an even more accurate picture of the current rental housing costs. When the results of the new study are tabulated, they will be presented to HUD as an appeal for increased Fair Market Rents (FMR’s) in the Broward County area, that affect Davie residents.

Given the high cost of rental housing in Davie, the Town is working hard to stimulate the development of new affordable rental housing units, especially those located within CDBG Target Areas, where the majority of the Town’s lower income and mobile home occupants reside. Stirling Road Apartments, which contains 250 units of affordable rental housing, is nearing completion on Stirling Road in the Southern Target Area. This project was financed with Federal Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bonds, and contains two and 3-bedroom units. The Town waived impact fees for this project (\$123,000) and rebated permit fees (\$19,750) as an incentive to affordable housing.

⁵ Mobile homes are not recognized by the Government as permanent, single-family homes.

Additionally, Summerlake Apartments (108 units of affordable rental housing), located in the Eastside Target Area (a/k/a/ Potters Park) on 61st Avenue, broke ground in April of 2000. The Town used \$100,000 of its SHIP funds to leverage an additional \$350,000 for pre-development costs from Broward County, through their SHIP Program. The Town also assisted the developer in obtaining \$5.6 Million in Tax-Exempt Bonds from the Housing Finance Authority (HFA) of Broward County, and rebated permit fees (\$19,750).

The Housing and Community Development Office is currently working to develop a 4.5 acre parcel in the Southern (Driftwood) Target area which was donated to the Town for redevelopment purposes into either townhomes or single-family homes that would be made available to first-time home buyers.

The initiatives described above, when coupled with the other SHIP funded housing initiatives in Davie such as the town-wide Purchase Assistance (Homebuyer) Program and the CRA's Single-Family Construction Program in the Potters Park area, are beginning to address the needs of mobile homeowners and other cost-burdened renters.

Other challenges facing the Town, include the limitations on assistance for repairing or rehabilitating single-family homes whose assessed values exceed the SHIP Programs "maximum assessed value limitation" of \$108,000. Several lower-income family members or single-parent homeowners have inherited larger properties as a result of a divorce or death of a spouse or family member, however they lack the resources to properly maintain the property. In some of these circumstances, CDBG funds can be used to assist income-eligible homeowners.

Due to the limited amount of funds available, the Town's Housing and Community Development Coordinator feels that more emphasis should be placed on addressing the needs of low and very-low income households, as opposed to the moderate-income households. For example, under the CDBG Program (whose income levels are capped at 80% of the median income) approximately 40% of all families in Broward County would qualify for housing assistance; and, under the SHIP Program (whose median incomes go up to 120% of median) approximately 70% of all Broward households would qualify for grant funds.

Finally, the Town's Analysis of Impediments (AI) to Fair Housing Choices disclosed that there are disproportionate lending practices, where minority and low-income individuals were denied financing at higher rates than other applicants. Accessibility to home mortgage (purchase) financing was also noted in the AI. While these appear to be an on-going regional problems or a "global" impediments for lower income and minority households, the Town's Fair Housing Initiatives have been targeted for lenders and real estate agencies. An extensive outreach and educational program, has provided these agencies with Fair Housing Information, and acquainted them with the Town's affordable housing initiatives. Special emphasis was placed on informing the lenders of disparate lending practices, and finding alternative financing programs for lower-income at-risk housing applicants.

Section 7 - Public and Assisted Housing

The Town has developed a good working relationship with the Broward County Housing Authority (BCHA), which is evidenced by the partnership formed to address the quality of life for the residents of Ehlinger Apartments⁶, containing 100 units, located at 7481 N.W. 33rd Street in the Southern Target Area a/k/a/ Driftwood. At the Town's request, the BCHA accelerated its plans to repaint all 100 units (now complete), and is working on landscaping and new entrance signage. The Town is working on plans to expand and beautify West 33rd Street, which leads into the Ehlinger complex. Additionally, the FY 2000/01 Action Plan includes CDBG funds to match BCHA funds, for the installation of air-conditioning units at Ehlinger Apartments. The lack of air-conditioning has been the primary "quality of life" complaint by the tenants.

⁶ That States maximum assessed value established for the Broward County area.

⁷ A Family Public Housing Project.

The Broward County Housing Authority also owns and operates Griffin Gardens Apartments, 100 units of Elderly and Disabled Rental housing located at 4881 Griffin Road; and, the BCHA determines the eligibility of tenants, inspects units, and pays rent subsidies for El Jardin Apartments, a privately-owned Section 8 Moderate Rehabilitation Family Rental Housing Project which contains 232 unit, located at 3300 El Jardin Drive.

Comprehensive Grant Program (CGP):

Both of the public housing projects owned by the Broward County Housing Authority (BCHA) were constructed post-1975, and are in sound structural condition but require minor improvements and upgrades to enhance the quality of life for the existing residents.

The following is a synopsis of the CGP funds allocated for improvements to the Davie projects between 1994 and 1997:

Year	Ehlinger Apartments	Griffin Gardens Apts
Funded	(FL29-2A)	(FL29-6)
1994	\$ 55,750	\$ 15,708
1995	\$ 191,649	\$ 52,881
1996	\$201,290	\$ 96,582
1997	\$ 55,674	\$146,567
1998	\$106,051	\$ 7,070
1999	<u>\$103,933</u>	<u>\$ 32,000</u>
	\$714,347	\$350,808

The County's Five-Year Action Plan for the CGP Program identifies the following funds for the Town of Davie's two housing projects:

Year	Ehlinger	Griffin	Davie \$	Total \$	%Davie
2000	\$156,949	- 0 -	\$156,949	782,283	20.1%
2001	\$122,585	\$115,742	\$238,327	782,283	30.5%
2002	\$50,500	\$115,742	\$207,500	782,283	26.5%

As indicated above, the BCHA is working closely with the Town on exterior painting, landscaping, and air-conditioning for the family rental units in Driftwood (Ehlinger), in order to enhance the visual aesthetics of the area, as well as the quality of life for the tenants.

The United States Department of HUD classifies all public housing authorities as either "troubled" or "non-troubled", and BCHA is a "non-troubled" agency.

Section 8 - Continuum of Care for Homeless Assistance and Prevention:

Since homeless persons in Broward County are concentrated in the older communities of Pompano Beach, Fort Lauderdale, and Hollywood, where the majority of services to the homeless are provided, the problem of homelessness is viewed as a regional problem that requires regional solutions. The Town's Housing and Community Development Coordinator works closely with the Broward Homeless Partnership in developing the annual Continuum of Care For the Homeless application, and the Town promotes county-wide strategies and efforts aimed at addressing homelessness.

In February-March 2000, the Cooperative Feeding Program⁸ undertook a survey of homeless persons in Broward County, and 1,690 surveys were collected from 1,374 individuals and 194 from persons in families that contained children. Using a multiplier of "3" to compensate for under counting, the

⁸ 1996 Annual Survey of the Homeless.

⁹ In conjunction with the Homeless Partnership.

Homeless Partnership estimates that, as of March 2000, there were 5,070 homeless persons in Broward County. Of the individuals interviewed that were not in families, 42% indicated that they were staying in emergency/transitional shelters, and 58% said they were staying in substandard housing conditions. Of people interviewed from families with children, 72% indicated that they were staying in emergency/transitional shelters, and 28% were staying in substandard housing conditions.

Although the 1990 Census Shelter and Street Night enumeration, recorded no homeless persons in the Town of Davie, anecdotal data from social service providers indicates that there are lower-income individuals and families in marginal financial situations, who through the loss of a job, or other unanticipated event, could become homeless. There are a significant number of households in Davie that are "cost-burdened" i.e. paying greater than 30-50% of their annual gross income for housing related costs; and, these households are at-risk of becoming homeless. There are approximately 1,348 households in Davie who earn less than 30% of the median income, representing 7.6% of the total households in Davie. This segment of the population needs both rental assistance, and appropriate sized units, to prevent them from becoming homeless.

The following is a synopsis of the Town's homeless initiatives:

- On June 3, 1998, the Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of homeless men, women, children, and families in Broward County.
- Beginning in 1998, the Town endorsed the County's annual SuperNOFA Continuum of Care application for HUD funds, and pledged its support through the in-kind contributions of the Housing and Community Development Coordinator, to assist in County-wide homeless efforts.
- A comprehensive referral list was developed for persons requiring assistance through the new HAC or other support services for the homeless, or those facing homelessness.
- The Town's Housing and Community Development Office works closely with the E.A.S.E. Foundation, Hope Outreach Inc., and the local Clergy in referring clients for emergency assistance e.g. rent and utility payments, for those threatened with homelessness.
- The Town works closely with the agencies serving the Broward County area in addressing emergency shelter and transitional housing needs, and helping homeless individuals make the transition to permanent housing.
- Approximately 70 referrals have been made to local service providers for special needs or at-risk individuals.

In 1999/00 the Town's Housing and Community Development Office successfully assisted three (3) disabled persons in finding suitable affordable rental assistance, thus avoiding homelessness.

Section 9 - Other Special Needs:

As previously indicated, there are 100 units of public housing for elderly and/or disabled individuals in Davie, that are owned and operated by the Broward County Housing Authority (BCHA), and the Jewish Federation of South Florida operates 80 units of elderly rental housing.

In addition to publicly assisted housing for people with special needs, there are many Nursing Homes, Adult Living Facilities (ALF), and Group Homes in Davie serving the needs of the elderly, frail elderly, and disabled persons. The following represents facilities in Davie that were licensed as of March 2000:

FACILITY	ADDRESS	ZIP	TELEPHONE
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Barc Housing, Inc.	2750 S.W. 75th Avenue B	33314	(954) 746-9400
Brookwood Woman's Resid. Inc.	6991 S.W. 45th St.	33314	(305) 797-1404
Davies Country Living	5540 S.W. 64th Avenue	33314	(305) 792-8878
Day Star, Inc.	3800 S.W. 124th Avenue	33330	(305) 473-0167
Elite Home Health, Inc.	7320 Griffin Road, #223	33314	(954) 581-8700
God's VIP Senior Haven, Ltd.	4681 S.W. 66th Avenue	33314	(954) 581-9111
Health Care Respiratory, Inc.	7000 S.W. 22 Court #153	33317	(954) 474-7251
Joans Group Home	7740 N.W. 40th Street	33314	(954) Unknown
Med Tech Private Care, Inc.	5400 S. University Dr. #205	33328	(954) 434-1613
Med Tech Svs. of So. Florida	5400 S. University Dr. #207a	33328	(954) 434-4341
Med-Psych Health Care Svs, Inc.	7900 Nova Drive, #200	33324	(954) 424-7577
Medical Asso. Consultants, Inc.	5400 S. University Dr. #112a	33328	(954) 252-9500
Personal Touch Home Care of Florida	8001 S.W. 36th Street, #8	33328	(954) 474-4140
South Florida Physical Therapy Assoc.	4491 State Road 7 #208	33314	(954) 434-4341
Spectra care of South Florida	4970 S.W. 52nd Street #325	33314	(954) 791-7301
Teen Challenge of Florida, Inc.	13601 S.W. 26th Street	33325	(954) 434-1613
United Cerebral Palsy Home-3	6041 S.W. 36th Court #A	33314	(305) 797-8681
United Cerebral Palsy Home-4	6601 S.W. 41st Street	33314	(305) 584-5710
United Cerebral Palsy of Broward	4251 S.W. 61st Avenue	33314	(305) 792-3746
United Medical Consultants, Inc.	5400 S. University Dr. 417J	33328	(954) 252-0109
Victoria Villa	5151 S.W. 61st Avenue	33314	(305) 791-8881

The needs of persons living with AIDS, are generally met through the Housing Opportunities for Persons With AIDS (HOPWA) Program. The City of Ft. Lauderdale administers the HOPWA funds for the Broward County area, which includes Davie. The Town's Housing and Community Development Coordinator served on the HOPWA RFP Selection Committee for FY 1999/00 and 2000/01 funds.

Section 10 - Available Resources

The primary funding source for the projects and activities outlined in this Action Plan are the Town's CDBG funds. The Town has been successful in using it's CDBG funds to leverage other local and non-local funds, which have served as a catalyst for revitalization and redevelopment. In general, a variety of financing options and opportunities are available to the Town of Davie, including:

Local Programs:

Neighborhood Revitalization Task Force: The Neighborhood Revitalization Task Force, chaired by the Housing & Community Development Coordinator, meets quarterly to identify needs within the CDBG Target Areas, address specifically identified issues, and develop strategies to meet the long-term needs of each area over the 5-year period covered by the Town's Consolidated Plan. Davies Code Compliance and Community Oriented Policing Officers play a crucial role, as they are the "eyes and ears" of the neighborhoods, and they have the opportunity to interact with the residents at the grass-roots level. The Neighborhood Revitalization Task Force concentrates on:

- improved housing conditions and affordable housing opportunities
- infrastructure improvements - streets, public facilities, water, sewer, etc.
- crime prevention and gang-activity abatement
- improved social conditions and social services
- job creation and retention opportunities
- health and welfare issues
- aesthetic improvements - code compliance, clearance, etc.

Community Oriented Policing (COP's) Program: Davie has a Community Oriented Policing Program, and has assigned "Neighborhood Officers" to areas that coincide with the CDBG Target Areas. The Town's Housing and Community Development Coordinator works closely with these COP's so that they can collaborate on strategies and resources to address neighborhood needs and revitalization efforts.

Tax Increment Revenues (TIF): Tax Increment Revenue is typically the major source of funding for redevelopment projects under the States Community Redevelopment Act (CRA). This increment, which is determined annually, is equal to 95% of the difference between: the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable area; property within the redevelopment area; and, the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. (Both are exclusive of debt service millage). Since the Eastern Project/Target Area, encompasses the Town's CRA, TIF funds can be used in conjunction with CDBG funds, to address needs identified in that neighborhood.

Redevelopment Revenue Bonds Florida Statute 163.385 allows the Town's Community Redevelopment Agency (CRA), to issue "Revenue Bonds" to finance redevelopment actions, with the security based on the "anticipated assessed valuation of the completed community redevelopment." In this way, additional annual taxes generated within the Community Redevelopment Area, and the "tax increment" is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the CRA may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

General Revenue Bonds: The Town can also issue General Obligation (Revenue) Bonds that are secured by debt service millage on the real property within the City and must receive voter approval.

Industrial Revenue Bonds IRBs are used to finance industrial, and commercial projects, with emphasis on the creation of jobs. As a consequence, speculative ventures are not normally financed by this means. IRB's are typically issued by the county, with repayment pledged against the revenue of the private enterprise being funded. IRB's are tax exempt and several percentage points below prevailing interest rates. Such financing has been used effectively in South Florida.

Federal Programs:

Housing Opportunities for Persons with AIDS (HOPWA) Program HUD provides grant funds under the HOPWA Program, to meet the housing needs of persons living with AIDS. The City of Ft. Lauderdale administers the HOPWA funds for Broward County. As a result of the Town's expression of interest in the HOPWA process, Davies Housing & CD Coordinator served on the FY 2000/01 RFP Selection Committee to ensure that Davie residents are given equal access to all HOPWA services and activities.

HUD Homeless Continuum of Care Initiatives - SuperNOFA funds The Broward Homeless Initiatives Partnership, submitted an application under the SuperNOFA for homeless assistance to serve the entire Broward County area. If funded, this will provide services for all of the County's homeless.

State Programs:

State Housing Initiatives Partnership Program (SHIP) In 1997, the Town also became an "entitlement" recipient of State grant funds under the SHIP Program. The Broward County Office of Housing Finance assists the Town in administering its SHIP Program, under the terms of an Interlocal-Agreement; and, the Town's SHIP funds are currently directed toward the following:

- Single-Family Home Repair/Housing Rehabilitation Program
- Single-Family New Construction Program (Davie CRA)
- Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
- New Construction of Affordable Rental Housing

Housing Finance Authority of Broward County The FHA provides Tax Exempt Bond Financing for affordable rental projects. Two (2) projects have been funded in Davie using these bonds: Stirling Road Apartments (Phases I and II), and Summerlake Apartments, which received a \$5.6 Million allocation in March 2000 to build 108 units.

The Federal Low-Income Housing Tax Credit (LIHTC) is part of the 1986 Tax Reform Act and allows corporations to finance housing developments to receive a dollar for dollar reduction in income tax liability in exchange for the developer's acquisition and substantial rehabilitation or new construction of low-income rental housing. Lenders are secure in providing bridge, construction and permanent financing since the tax credits are available and designed to pay down the loans. Stirling Road Apartments located in the Southern Target Area, is subsidized using these funds.

The State Apartment Incentive Loan (SAIL) Program uses State appropriated funds to provide construction/permanent financing for rental projects, with 15-year, non-amortizing loans made at a 9% interest rate, with a 3 percent base. Projects are reviewed annually to determine if the cash flow is sufficient to pay the rate. The interest payments may be deferred based on this cash flow capability. At the end of the 15 year term, the principal balance and any deferred interest become due. A waiver may be granted for the deferred interest portion. The developer of the project, who is the direct recipient of the funds, must sign a land use restriction agreement to keep the units affordable.

Other:

Davie Community Redevelopment Agency (CRA) The Davie CRA is building single-family homes in the Eastside neighborhood of Davie. Land is provided at no charge to eligible home buyers, and conventional mortgages are supplemented by a SHIP grant to cover the closing costs. The Housing and Community Development Office and the CRA work closely to ensure that the goals and objectives of the CRA Plan and the Consolidated Plan are met in the most cost effective manner, without a duplication of efforts.

Broward County Housing Authority (BCHA) The BCHA owns and operates two (2) public housing projects Davie (100 units of family rental housing, and 100 units of elderly and disabled housing). They also manage 232 units of privately owned rental housing (funded under the Section 8 Moderate Rehabilitation Program). The BCHA also administers 84 Section 8 Rental Certificates in the Town.

Comprehensive Grant Program (CGP) The Broward County Housing Authority (BCHA) participates in the CGP Program, which addresses the needs of public housing facilities. As previously indicated, they are indicated working with the Town on CGP improvements at Ehlinger Apartments, a family rental housing project.

HUD Housing Programs Private housing developers can take advantage of programs such as the Section 202 Program for the elderly or the Section 811 Program for persons with special needs.

Habitat for Humanity, Inc.: The Town works closely with Habitat for Humanity of Broward Inc., in developing new single-family homes for lower-income families. Using donated land, 10 homes were constructed in the Driftwood Target Area, in a neighborhood called "Harmony Village"; and 3 homes were also constructed in the "Potters Park" area. Two (2) more will be developed during FY 2000/01. SHIP funds were used to cover predevelopment costs, and construct the necessary infrastructure.

Salvation Army: The Salvation Army, located at 1445 West Broward Boulevard in Ft. Lauderdale, is one of the primary service providers for homeless individuals and families in the Broward County area. The Salvation Army provides emergency and transitional housing for men, women and families.

Social Service Agencies: There are several not-for-profit social service providers in Davie, many of whom serve special needs populations. The Town will continue to support these agencies, so that information/referrals can be made expeditiously. The primary social service agencies in Davie are:

- Emergency Assistance Service Effort (EASE), located near Town Hall on Orange Drive, provides information and referrals, emergency assistance, food, and clothing.
- Hope Crisis Pregnancy Center, 2215 So. University Drive in the Promenade West, (581-6992) provides crisis counseling, lifestyle and post-abortion counseling, pregnancy tests,

baby clothing and baby food/formula, social service referrals.

- Hope Outreach Center, Inc., 3894 SW 64th Avenue, provides information and referral, emergency services, food pantry, advocacy, and an after-school program, (children's enrichment program), at Silver Oaks Elementary School. Services to the elderly include shopping assistance and limited transportation to medical appointments, etc.

Private Institutions The Town has established close working relationships with several lenders, realtors, developers, and landlords, and will continue to cultivate these professional relationships, and expand opportunities for other public-private partnerships to work with the Town on these initiatives.

Section 11 - FY 2000/01 CDBG Action Plan

The Town hopes to equitably distribute the CDBG funds throughout the three (3) Target Areas over the 5-year period covered by the Consolidated Plan; however, existing conditions are reevaluated each year so that funding recommendations reflect current needs. FY 1997 and 1998 funds were spent on drainage and infrastructure in the Southern Target Area (Driftwood), and a large percent of the FY 1999/00 funds were allocated for upgraded infrastructure in the Western Target Area (Orange Park).

The majority of the needs expressed at the Pre-Development Public Hearing for the FY 2000/01 Action Plan¹⁰ were from residents of the Eastern Target Area (Potters Park), and were consistent with the findings in the Town's Consolidated Plan. Residents expressed the need for expanded recreational services and facilities for at-risk youth, at Potters Park. Therefore, the Town feels that it is appropriate to direct a significant portion of the FY 2000/01 funds to undertake the following projects and activities with CDBG funds during the FY 2000/01 Fiscal year:

Proposed Funding for FY 2000/01

#2000-1. Ehlinger Apartments Improvements \$50,000 - To renovate/upgrade the living conditions at the Ehlinger Public Housing Project, located at 7481 N.W. 33rd Street, in partnership with the Broward County Housing Authority (BCHA) and the Broward County Community Development Office. The central element of this improvement program is the provision of air-conditioning for 100 rental units, thus providing a healthier living environment for the tenants.

#2000-2. Emergency Assistance Fund (Public Service) \$5,600 - Provision of emergency financial assistance on a Town-wide basis to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food or shelter, on a case-by case basis, under the discretion of the Housing & Community Development Coordinator.

#2000-3. Special Transportation Service (Public Service) \$50,000 - CDBG funds will be used to match County funds for a Special Transportation Service in the CDBG Target Areas. This Public Service activity, will enable elderly, disabled, and low/moderate income individuals to access health facilities, doctors, libraries, and the South Florida Educational Complex. (Multi-Year Activity)

#2000-4. Potters Park Improvements \$300,000 - CDBG funds will be used for capital improvements to modify and/or expand existing facilities or construct a new multi-purpose community center at Potters Park, in the Eastern CDBG Target Area, north of Orange Drive and south of L-Lake, between 57 Terrace and 57th Avenue. (Multi-year activity)

#2000-5. Fair Housing, Citizen Participation & Support Services \$101,400 - To plan, administer, and monitor the CDBG funds; undertake comprehensive planning activities; apply for other related grants; continue the Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide the widest range of housing opportunities for Davie residents; assist in

¹⁰ Held on May 15, 2000.

regional homeless assistance initiatives; prepare Environment Review Records, etc.

All of the activities identified above will principally benefit low/moderate income residents of the Town of Davie, and no displacement or relocation of Davie residents or businesses is anticipated. Initiatives such as Fair Housing Education and Outreach, and the county-wide homeless initiatives will continue to be implemented, and will benefit all residents of Davie.

Section 12 - Matching FY 2000/01 Goals & Objectives to Identified Needs

The Towns CDBG funds provides an excellent tool to address some of the needs identified in the Consolidated Plan; however, the CDBG funds are clearly insufficient to address all of the needs. Although CDBG funds are used to leverage other resources, several large-scale projects and activities (e.g. new and/or expanded capital improvements and facilities), will need to be funded over several years, and will be viewed as "multi-year" activities for CDBG funding.

In FY 2000/01, the following Consolidated Plan goals and objectives will be met:

- Goal: to increase park/recreation opportunities and expand programs for at-risk youth e.g. construction of new recreation facilities, renovation of existing parks (i.e. improved lighting, landscaping, equipment, etc.), provide social services, or acquire land for new facilities.

Objective #1 : to develop a multi-purpose community center in the Eastern Target Area, at Potters Park on Orange Drive and 55th Avenue.

- Goal: to provide social services (e.g. health care, mental health care, housing, food, and transportation) to lower-income Davie residents.

Objective #1: to provide emergency financial assistance to lower-income Davie residents, needed to prevent homelessness and/or address emergency situations (e.g. the need for food or shelter), on a case-by case basis.

- Goal: to upgrade and/or supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.

Objective #1: the provision of Special Transportation Services in the CDBG Target Areas, to enable elderly, disabled, and other lower-income residents to access doctors, health facilities, libraries, the South Florida Educational Complex, etc.

- Goal: to upgrade the existing housing stock through single and multi-family housing rehabilitation, and expand affordable rental housing and home-ownership opportunities for Davie residents.

Objective #1: continue to administer both the SHIP-funded "Minor Home Repair" and CDBG-funded (using prior year funds) Single-Family Rehabilitation Programs, through deferred loans (grants) to income-eligible residents to repair their homes, and replace leaking roofs.

Objective #2 : the Town's Housing and Community Development Coordinator will continue to serve as the "liaison" for developers of affordable housing, expeditiously moving these permits through the Town's permitting process.

Objective #3: continue to allocate SHIP Funds for the Town-wide First-Time Homebuyer (Purchase Assistance) Program, that enables Davie renters to become homeowners.

Objective #4: continue to work with both the Broward County Housing Authority (BCHA) and the Hollywood Housing Authority, to ensure that sufficient Section 8 Certificates and Vouchers are

available to meet the needs of Davie residents.

Objective #5: continue to promote the CRA's development of new single-family, affordable homes in the Eastside neighborhood of Davie.

Objective #6: Develop the vacant parcel on the Davie Road Extension in the Southern (Driftwood) Target Area, into townhomes or single-family homes for new homeownership.

- Goal: to undertake an educational campaign working with lenders, realtors, housing developers and others, on the Fair Housing Act in order to ensure that Davie residents have the widest range of housing choices.

Objective #1: continue the Fair Housing Education and Outreach Campaign, and look for additional opportunities to expand these programs.

Objective #2 : continue to celebrate National Fair Housing Month each April with appropriate Proclamations and/or Resolutions, PSA's, news articles, and paid advertisements in the Sun Sentinel and other local minority newspapers.

Objective #3 : continue the contractual relationship with HOPE, Inc., to facilitate up to four (4) Fair Housing Training Sessions designed for realtors and/or lenders in Davie.

- Goal: to promote the county-wide strategies and efforts aimed at addressing homelessness.

Objective #1: continue to work closely with the Broward County Homeless Initiative Partnership in developing the annual county-wide application for "Continuum of Care Home-less Assistance" under the HUD SuperNOFA.

- Goal: to improve the Town's capacity to plan and administer its CDBG funds, undertake comprehensive planning activities, and apply for other HUD CPD programs or related grants for which the Town may receive in future.

Objective #1: continue to administer and monitor the CDBG Program, Chair the Community Revitalization Committee, provide Fair Housing Education and Outreach services, provide homeless assistance, provide housing counseling and related services, etc.

Section 13 - Geographic Distribution of FY 2000/01 CDBG Funds

As indicated previously, the Town will attempt to equitably distribute CDBG funds throughout the three (3) low/moderate income areas over the five-year period covered by the Consolidated Plan; however, Target Area conditions are reevaluated on an annual basis, so that funding recommendations can reflect the current needs of the areas.

The "Driftwood Area Drainage and Street Improvements Project" was developed at a cost of \$506,000; and, FY 1999 funds totaling \$275,000 were allocated in the Western Target Area (Orange Park) to address inadequate infrastructure by undertaking street and sidewalk improvements. Therefore, the Town feels that it would be appropriate to focus its FY 2000/01 funds, in the Eastern Target Area (Potters Park). Based on this, the CDBG funds for FY 2000/01 are recommended to be distributed as follows:

- Eastern Target Area (Potters Park):
 - the provision of capital improvements to expand existing recreational facilities and/or construct a new multi-purpose community center at Potters Park.
 - the provision of emergency financial assistance to prevent homelessness and/or address emergency

situations such as the need for food or shelter.

- the provision of special transportation services to enable elderly, disabled, and other lower-income residents to access doctors, health facilities, libraries, and the Educational Complex.
- the provision of Fair Housing Education and Outreach Services.
- the provision of regional homeless assistance, and homeless prevention.
- Southern Target Area (Driftwood) :
 - the provision of air-conditioning and other improvements needed for a healthier living environment at Ehlinger Apartments, a 100 unit Family Public Housing Project, located at 7481 N.W. 33rd Street.
 - the provision of emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
 - the provision of Special Transportation Services to enable elderly, disabled, and other lower-income residents to access doctors, health facilities, libraries, and the Educational Complex.
 - the provision of Fair Housing Education and Outreach Services.
 - the provision of regional homeless assistance, and homeless prevention.
- Western Target Area (Orange Park):
 - the provision of emergency financial assistance to prevent homelessness and/or address emergency situations such as the need for food or shelter.
 - the provision of Fair Housing Education and Outreach Services.
 - the provision of regional homeless assistance, and homeless prevention.

Section 14 - Affordable Housing Incentive Strategy:

On April 1, 1998¹¹ the Davie Town Council adopted an "Affordable Housing Incentive Strategy" which outlines the actions the Town will take to further fair and affordable housing. The highlights of this Incentive Strategy include:

Definition of Affordable Housing (Summarized)- Monthly rent or mortgage payments (including taxes and insurance), which do not exceed 30% of the annual gross income of the household

- Expedited permitting process for affordable housing projects - The Town of Davie adopted a streamlined "one-stop-permitting process" in February 1998; and, the Housing and CD Coordinator was assigned to guide affordable housing developers through this process, so that they are expedited to a greater degree than other projects in Davie.

¹¹ The Town's Incentive Strategy was amended on May 22, 1998 by Resolution 98-175, in order to address certain revisions requested by the State during their review process.

¹² A household can devote more than 30% of its income for mortgage payments, if the institutional first mortgage lender is satisfied that the household can afford such. For rental housing, rents do not exceed those limits adjusted for bedroom size published annually by the Florida Housing Finance Corporation."

- Modification of impact fees (waivers) - the Development Services Director was authorized to waive Park and Recreation Impact Fees covered by Section 326 (d) of the Town Code, for affordable housing initiatives. Building Permit fees are waived for private not-for-profit developers of affordable housing that serves families who earn up to 80% of Broward Countys median income, as follows: 100% waiver on the first \$200,000 of construction/rehab costs, and a 50% waiver on the next \$200,000-400,000 of construction/rehab costs¹³.
- Administrative waivers and variances - Davie Town Code Section 12-308 (b) (1) "Administrative waivers or variances", should be amended to permit a waiver of up to 25% of that which is permitted by Code, for affordable housing initiatives only. The Committee also supported the spatial deconcentration of affordable housing units, and recommended their integration into existing neighborhoods in a cohesive manner.
- Consideration of policies and procedures that have a significant impact on the cost of housing - the Development Services Director identifies Agenda items which may impact housing, and directs them to the Housing and Community Development Coordinator who evaluates them for consistency with the Town's Consolidated Plan, determines the impact on housing, identifies potential impediments, and identifies proposals which could increase the cost of developing affordable housing.
- List of publically-owned land suitable for affordable housing - A list of property suitable for affordable housing, will be retained by the Housing and Community Development Office, and updated using Metro Scan, so that current and future uses are identified, as well as deed-related or other restrictions on the land.

Since adoption of the Affordable Housing Incentive Strategy, the Town has worked diligently to provide financial incentives to for developers of affordable housing, to encourage the provision of quality, affordable housing for Davies lower-income residents. The Town has provided \$462,128 in fee waivers and other forms of incentives, over the past two years, as follows:

- \$176,628 in Park and Recreation Impact fees waived (\$492.00 per unit): Stirling Road Apts (147 units), 7300 Stirling Road @\$72,324; Stirling Road Apts II (104 units), 7350 Stirling Road @ \$51,168; and, Summerlake Apartments (108 units), 61st Avenue @ \$53,136.
- \$100,000 SHIP Grant Funds for pre-development costs of Summerlake Apartments, 108 unit Rental Housing Development, on 61st Avenue, in the Eastern Target Area (August 1999).
- \$39,500 as rebates for permit fees paid on Stirling Road Apartments (Phase II) and Summerlake Apartments @ \$19,750 each.
- \$90,000 in pre-development and permit fees for 9 newly constructed 2-story single-family Homes on SW 43rd Street (CRA) in the Eastern Target Area.
- \$41,800 in pre-development and permit fees for 14 single-family homes built by Habitat for Humanity (4 in Potters Park on 55-57th Avenue, and 10 in Harmony Village on NW 32 Place).
- \$14,200 in permits fees waived for the rehabilitation of 27 single-family homes.

Section 15 - Affordable Housing Incentives Provided

The following is a summary of the Town's overall progress in providing affordable rental and homeownership housing opportunities in Davie (1998-2000):

¹³ This would apply to each permit pulled by a not-for- profit developer.

- Stirling Road Apartments, 250 units of affordable rental housing, is nearing completion in the Southern Target Area (Driftwood) on Stirling Road (Phase I @ 147 units & Phase II@103 units). This project was financed with Federal Low-Income Housing Tax Credits (LIHTC); Tax-Exempt Bonds; SHIP Funds; and, the Town waived impact fees in excess of \$23,000 and provided \$19,750 as a rebate for permit fees paid, as an incentive to affordable housing.
- Summerlake Apartments (108 units of affordable rental housing), broke ground in April 2000 in the Eastside Target Area, on 61st Avenue. The Town successfully used \$100,000 of it's SHIP funds to leverage an additional \$350,000 from Broward County SHIP Funds, for pre-development assistance. Additionally, the Town assisted the developer in obtaining a \$5.6 Million Tax-Exempt Bond Allocation from the Housing Finance Authority (HFA) of Broward County.
- The Housing and Community Development Coordinator is currently working to develop a 4.5 acre parcel fronting the Driftwood Road Extension in the Southern (Driftwood) Target area, which was donated to the Town for redevelopment purposes. This site is adjacent to "Harmony Village", the Habitat for Humanity development which includes ten single-family homes. It is hoped that a public-private partnership can be formed to develop either townhomes or single-family homes that would be made available to first-time home buyers.
- In April 1998, the Davie Town Council designated the Housing and Community Development Coordinator to serve as the "liaison" for developers of affordable housing, to ensure that their projects would be expeditiously moved through the development permitting process.
- The Town provided \$462,128 in fee waivers/financial incentives, as follows: a)\$176,628 in Park and Recreation Impact fees; \$100,000 SHIP Pre-Development Funds Summerlake Apartments; \$39,500 as rebates for permit fees paid on new rental housing; \$90,000 in pre-development and permit fees for 9 newly constructed 2-story single-family Homes; \$41,800 in pre-development and permit fees for 14 single-family homes built by Habitat for Humanity; and \$14,200 in permits fees waived for the rehabilitation of 27 single-family homes.
- The Housing Element of the Town's Evaluation and Assessment Report (EAR) was amended/expanded in 1999 to expand the goals and objectives related to the provision of affordable rental and homeownership housing.
- In October 1998, the Town entered into a contractual agreement with Broward County's CD Office, to assist the Town in implementing its CDBG-funded housing rehabilitation program. This Program provides financial assistance to lower-income residents to repair to their homes and replace substandard/leaking roofs. Thirteen (13) homes will be renovated prior to September 30, 2000.
- The SHIP Program in Davie was expanded in FY 1998/99, and now encompasses the following programs:
 - Single-Family Home Repair/Housing Rehabilitation Program
 - Community Redevelopment Authority's Single-Family New Construction Program
 - Town-Wide Purchase Assistance (First-Time Homebuyer) Program, and
 - New Construction of Affordable Rental Housing
- Thirty-nine (39) homes have been renovated under the Town's Single-Family Home Repair Program, and three (3) homes are currently under construction. Thirty-seven (37) families are on the waiting list.
- The Town's Housing and Community Development Office is working closely with the Broward County Housing Authority (BCHA) on improvements to Ehlinger Apartments (Public Housing) in the Driftwood Target Area, as part of the overall Revitalization Plan for that neighborhood.
- In May of 1998, the Town undertook a Rental Housing Survey to assess current Market Rate Rents.

This survey is being updated in order to keep pace with the ever changing rental market in Broward County. When complete, this survey will serve as the basis for comparative analysis needed to submit a HUD Waiver of FMR limits for the Broward County area.

- Habitat for Humanity developed ten (10) new homes in the Driftwood section of Davie called "Harmony Village" (dedicated in May of 1998), and three (3) homes in the "Potters Park" area. (SHIP funds were used to construct the necessary infrastructure). The Davie Community Redevelopment Agency (CRA) has set-aside additional lots for future construction.
- The Davie CRA developed eight (8) two-story, homes in the Eastside Target Area along SW 43rd Street, west of SW 55th Avenue. The CRA provided the land at no charge to eligible home buyers, and conventional mortgages were supplemented by a SHIP grant of up to \$10,000, depending on income. Five (5) homes have been completed and three (3) are in the final construction phases.

Section 16 - Fair Housing Education and Outreach Initiatives:

The Town conducted an "Analysis of Impediments to Fair Housing Choices" (AI) in 1997, which was predicated on the fact that equal and free access to residential housing is fundamental to meeting the overall needs of a community.

The Analysis of Impediments concluded that there were two main barriers to fair housing choices in Davie. First, housing affordability is a major concern. Many Davie residents are paying in excess of 30% of their gross income for their housing and related costs e.g. rent plus utilities, or mortgage plus principal, interest, taxes, and insurance. This is particularly true in the rental market in Davie, where rents are higher (on average) than the balance of Broward County, and where there is a significant "gap" between the HUD Fair Market rents, and the current market rents.

A comparison between the 1998 market rate rents in Davie¹⁴ and the HUD FMR's follows:

Unit Size	Market Rents	Median Rent	HUD FMR's	Gap
Efficiency	\$ 602-\$ 655	\$ 628	\$ 470	\$ 158
1-Bedroom	\$ 650-\$ 691	\$ 671	\$ 553	\$ 118
2-Bedroom	\$ 742-\$ 805	\$ 774	\$ 684	\$ 90
3-Bedroom	\$1042-\$1138	\$1090	\$ 952	\$ 138

The Housing and Community Development Office is currently updating the Rental Survey conducted in 1998; and, in April 2000, an expanded survey was sent to all rental property owners in Davie. The survey results are currently being tabulated.

Accessibility to home mortgage (purchase) financing was the second item noted in the Analysis of Impediments to Fair Housing Choices (AI). This appears to be an on-going regional problem for lower income and minority households; and this "global" impediment was also noted in the analysis of Home Mortgage Disclosure Act (HMDA) data for Davie, where minority and low-income individuals were denied financing at higher rates than other applicants.

When the AI was prepared, the Town contacted the Broward County Human Rights Division, the Florida Human Relations Commission, the Fair Housing Equal Opportunity (FHEO) Board, and the U.S. Dept. of HUD (Miami Office), to determine if there were pending discrimination complaints in Davie. Only one complaint had been received by HUD in the 5 years preceding the Town's adoption of the Consolidated Plan and, no complaints were received by the Broward County Human Rights Division, or the Department of Justice (DOJ) during that same period. HOPE, Inc. (a private not-for-profit fair housing education and enforcement agency), indicated that seven (7) complaints were filed with them between 1993-1997, but

¹⁴ Based on the rental housing survey performed by Craig A. Smith and Associates in May 1998.

all cases had been resolved, and were officially closed.

The following fair housing initiatives have been undertaken since January 1998:

- The Town's Analysis of Impediments to Fair Housing Choices (AI) was re-evaluated, and meetings were held with Administrative Officials to review Fair Housing Policies. The AI was then expanded, and a schedule of events (milestones) was added.
- The Town retained Housing Opportunities for Project Excellence (HOPE) Inc., to conduct fair housing seminars geared at lenders, realtors, and housing providers. The first seminar was held in November 1998 at the Offices of Bank United, with approximately 35 representatives from various lending institutions participating. In March 1999 presentations were made to the staff of Gill Realty and Century 21 Oulette Realty, where 21 realtors were trained in Fair Housing laws.
- HOPE, Inc.'s staff participated in the Nova Public Interest Law Day on March 25, 1999, as a part of Davie's Fair Housing Initiatives, to further legislative actions needed to enforce Fair Housing laws.
- The Housing Element of the Town's Evaluation and Assessment Report (EAR) was amended/expanded in 1999 to include new policies related to removing impediments to fair housing, providing fair housing education and outreach services, and regional strategies to address homelessness.
- Officials from HUD and HOPE, Inc., received Proclamations each April, declaring Fair Housing Month in Davie. Advertisements were placed in the Sun Sentinel and Miami Times (a minority newspaper), advising the residents of their rights and responsibilities under the Fair Housing Act. A mass mailing was undertaken in April 2000, and literature was sent to schools, churches, realtors, etc. advising them of Fair Housing Month, and providing posters for their Bulletin Boards.
- News articles on Fair Housing laws and initiatives as well as CDBG and SHIP Housing Programs were featured in the Davie Update (the Town's Official Newsletter), which was mailed to every homeowner in Davie, as well as local municipalities and educational facilities.
- A listing of local lending institutions and realtors was compiled so that they can be invited to participate in future fair housing education seminars where educational materials on the various fair housing laws and requirements will be provided.
- A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., was finalized. Hopefully, this information can be used at a later time to identify impediments to fair housing choice at the neighborhood level.
- The County-wide Affordable Housing Incentive Plan (LHAP) was amended in 1998 to include the Town of Davie; and, subsequent modifications were made in 1999 to expand the scope of the housing strategies to allow greater flexibility for housing development in Davie i.e., a new construction rental component, and a town-wide purchase assistance program were added.
- Meetings were held with the Broward County Housing Authority (BCHA) to ensure that Davie residents receive the level of services necessary; and examine the potential for other Section 8 vouchers/certificates necessary to address the need for affordable rental units by Davie residents that are cost-burdened.

Section 17 - Other Actions

The incidence of lead-based paint in Davie is assumed to be extremely low, since the majority of the Town's housing stock was developed after 1980 when lead-based paint was no longer in use. The Town will continue to evaluate lead-based paint hazards by periodically contacting the Broward County Public Health

¹⁵ For the SHIP Program.

Department to determine whether any residents have been reported with high levels, and where such units are located. The Town will consider funding lead testing through the Town's CDBG and SHIP housing rehabilitation programs. All pre-1978 units considered for rehabilitation under the CDBG Program, will be tested for lead-based paint, and abatement undertaken accordingly.

The Town has aggressively endeavored to attract new business and has encouraged expansion and retention of existing businesses by investing in infrastructure improvements and granting economic development incentives. Davie's economic development policies have enabled the Town to realize its goal of broadening the commercial and industrial tax base so that residential taxes need not increase, while creating new jobs and employment opportunities for its residents.

The Town of Davie will take the following actions to overcome gaps in its delivery of community revitalization, affordable housing, and related support services:

- Continue to identify opportunities to expand the supply of decent, safe and sanitary affordable housing in Davie for all income levels.
- Coordinate with the Broward County Housing Authority (BCHA) to enhance the lives of persons living in public housing or Section 8 units located in the Town of Davie.
- Coordinate the efforts of the Town's Neighborhood Revitalization Task Force to identify the existing needs within the CDBG Target Areas, and develop both short-term and long-term solutions to address the needs.
- Implement the Community Oriented Policing (COP's) Program, with specific emphasis on the CDBG Target Areas.
- Evaluate opportunities to upgrade and supplement the existing transportation and mobility services in Davie, especially those needed by low and moderate income persons and individuals with special needs.
- Administer a single-family housing rehabilitation program which will provide the financial assistance needed by low/moderate income homeowners to make minor repairs to their homes, and replace existing substandard and leaking roofs.
- Participate in regional planning activities through Broward County to address the problems of homelessness.
- Support and share information with local and Broward-based service providers to identify resources available to serve special needs populations.
- The Davie CRA will continue to promote the development of affordable single-family homes in the Eastside neighborhood which is within the designated CDBG Target Area.
- To promote economic development initiatives that result in job training, job creation or job retention.
- Continue to undertake an educational campaign on fair housing, to ensure that Davie residents have the widest range of housing choices.

All of the Town's CDBG funded projects and activities are designed to benefit low/moderate income individuals who earn at or below 80% of the area's median income; therefore, the Town's Consolidated Plan for Federal Funds and the FY 2000/01 Action Plan, principally benefit persons of low and moderate income as required by Statute.

Section 18 - Consistency with the Consolidated Plan

Applications for housing assistance filed under the following federal programs require the issuance of a "Certificate of Consistency" with the Town's adopted Consolidated Plan for Federal Funds 1997-2002

- HOME Investment Partnerships Program
- Community Development Block Grant (CDBG)
- Emergency Shelter Grant (ESGP)
- HOPE I (Public Housing), HOPE II (Multi-Family) & HOPE III (Single-Family)
- Title VI Preservation
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons With Disabilities
- Supportive Housing - Single Room Occupancy SRO
- HOPE for Youth
- Shelter Plus Care

Organizations seeking a Certificate of Consistency with the Town's Consolidated Plan, are required to submit a written request to the Town's Housing and Community Development Office, with a copy of the proposed application. Requests must be submitted 20 days in advance of the required due date established by HUD (or any other applicable agency), giving the Town's Administrative staff sufficient time to perform the Consistency Review. The request should outline the relationship of the proposed housing project to the Town's Consolidated Plan and should identify reasons that the project should be found consistent. The Town Administrator will make the determination of Consistency with the Town's approved Consolidated Plan. Appeals to this decision may subsequently be made to the Town Council.

Section 19 - Glossary of Terms - Definitions

Affordable Housing: Affordable housing is generally defined as housing where the occupants pay no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Community Development Target Area: Geographic area where the majority of the residents are low/moderate income persons. In Davie, this means those areas that qualified under the "Quartile Data Analysis" at 36.8%, and the Potter Park Area qualified under a separate survey approved by HUD.

Consistent with the Plan: A determination made by the Town that a program application meets the following criterion: 1) The Action Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; 2) The location of activities is consistent with the geographic areas specified in the plan; and 3) The activities benefit a category of residents for which the jurisdiction's 5-year strategy shows a priority.

Cost-burdened > 30%: A household which pays in excess of 30% of their adjusted gross income for housing costs i.e. rent plus utilities, or mortgage (PITI).

Disabled Household: A household composed of one or more persons at least 18 years of age, who has a disability e.g. a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration; (2) substantially impedes his or her ability to live independently; and; (3) is of such a nature that the ability could be improved by more suitable housing conditions. The term also includes the surviving member(s) of the household who were living in an assisted unit with the disabled member of the household at the time of his or her death.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the

household or spouse is at least 62 years of age.

Family: One or more persons living in the same household who are related by birth, marriage or adoption.

First Time Home Buyer: An individual or family who has not owned a home during the 3-year period preceding the HUD-assisted purchase of a home that must be used as their principal residence. Displaced homemakers or a single parents may not be excluded as first time homebuyers on the basis that they owned a home with their spouse or resided in a home owned by the spouse.

HOME: The HOME Investment Partnerships Program, authorized by Title 11 of the National Affordable Housing Act.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children, living in situations described by terms "sheltered" or "unsheltered".

Household One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost-burdened greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room separate room (SRO housing) that is intended as separate living quarters.

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low-income: Households whose incomes do not exceed 50 percent of the median income for the area, as determined by HUD.

Minority Household: For the purposes of the Consolidated Plan the Town defines an area of minority concentration as a Census Block Group with racial/ethnic minority households (Black, Hispanic, Asian) that form 20% or more of the total number of households in the Census Block Group.

Moderate-Income Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD.

Non-Homeless Person with Special Needs Includes elderly/frail elderly persons, persons with AIDS, disabled families, and families participating in programs to achieve economic self-sufficiency.

Occupied Housing Unit A housing unit that is the usual place of residence of the occupant(s).

Other Household A household of one or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly Household.

Overcrowded A housing unit containing more than one person per room (excluding kitchens and bath).

Owner: A household that owns the housing unit it occupies. (U.S. Census definition.)

Physical Defects A housing unit lacking complete kitchen or bathroom. (U.S. Census definition.)

Project-Based (Rental) Assistance Rental Assistance provided for a project, not for a specific tenant.

Tenants receiving project-based rental assistance give up the right upon moving from the project.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including units rented for cash, and those occupied without cash payment of rent. (U.S. Census definition.)

Renter Occupied Unit Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Service Needs Services identified for special needs populations, which may include: transportation, personal care, housekeeping, counseling, meals, case management, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severely Cost-burdened >50%: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Sheltered Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

Small Related A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition Housing not meeting the South Florida Building Code, containing deficiencies such as holes in roof, faulty or non-existent plumbing, etc.

Substandard Condition Not Suitable for Reha By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation. (See also "Substandard Condition.")

Substandard Condition-but Suitable for Reha By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work. (See also "Substandard Condition.")

Substantial Amendment A major change in the Consolidated Plan involving a change to the five-year strategy that is inconsistent with that strategy, e.g. to delete or add new activities.

Substantial Rehabilitation Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing Housing, including Housing Units and Group Quarters, that have a supportive environment and includes a planned service component.

Supportive Services Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Examples are: case management, medical/psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance Rental assistance which allows the tenant to move from a dwelling unit with a right to continued assistance i.e., provided for the tenant, not for the project.

Total Vacant Housing UnitsUnoccupied year round housing units.

Unsheltered Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Housing Unit Unoccupied year-round housing unit that is available or intended for occupancy at any time during the year.

Very Low-Income Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.)

Year Round Housing UnitsOccupied and vacant housing units intended for year round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

**Town of Davie
Annual Action Plan
FY 2000/01**

Exhibit 1

**Pre-Development
Public Hearing
Notices**

SUN-SENTINEL

Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida

PASTE COPY OF LEGAL NOTICE HERE

STATE OF FLORIDA
COUNTY OF BROWARD/PALM BEACH

Before the undersigned authority personally appeared

[Signature] who on oath says that he is

Classified Supervisor of the Sun-Sentinel, daily newspaper published
in Broward/Palm Beach County, Florida, that the attached copy of advertisement,
being a Notice

in the matter of May 2000 Notice

_____ in the _____ Court
was published in said newspaper in the issues of May 1, 2000

Affiant further says that the said Sun-Sentinel is a newspaper published in said Broward/
Palm Beach County, Florida, and that the said newspaper has heretofore been continuously
published in said Broward/Palm Beach County, Florida, each day, and have been entered
as second class matter at the post office in Fort Lauderdale, in said Broward County, Florida
for a period of one year next preceding the first publication of the attached copy of advertise
ment, and affiant says that he has neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose of securing this advertisement
for publication in said newspaper.

Sworn to and subscribed before me this 25th day of May, 2000

[Signature] (Signature of Affiant)

day of

[Signature] (Signature of Notary Public)

MY COMMISSION # 00638835 EXPIRES

JULY 20, 2001

ORGANIZED BY: TERRY PAUL INSURANCE, INC.

(Name of Notary typed, printed or stamped)

Personally Known _____ or Produced Identification _____

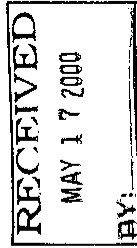
Town of Davie
Pre-Development Public Hearing
Community Development Block Grant (CDBG)
FY 2000/01 Action Plan

The Town of Davie is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program, and anticipates receiving \$507,000 in FY 2000/01 funds to address community development and housing needs in Davie. In order to receive these funds, the Town must develop and adopt a One-Year Action Plan that is consistent with the Town's Consolidated Plan for Federal Funds 1997-2002, which was adopted on 7/16/97.

Prior to drafting the document, the Town will hold a public hearing in order to obtain citizen views, and determine needs and local priorities for the use of the funds. This hearing will be held on May 15, 2000 in the Community Room of the Davie Town Hall, located at 6591 Orange Drive, Davie, FL from 6:00 pm to 7:00 pm. Interested parties are encouraged to attend and participate.

For additional information on this hearing, please contact Shirley Taylor-Prakelt, Housing and Community Development Coordinator at (954) 797-1173 or 797-1199.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerk's Office at 797-1023 at least two days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (Voice) OR 1-800-955-8771 (TDD).



PLEASE COPY LEGAL NOTICE HERE

SUN-SENTINEL
Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH

Before the undersigned authority personally appeared

Tara L. Bezak who on oath says that he is

Assistant Supervisor of the Sun-Sentinel, daily newspaper published in Broward/Palm Beach County, Florida, that the attached copy of advertisement, being, a Notice in the matter of April 2000 Notice

_____ in the _____ Court
was published in said newspaper in the issues of April 30, 2000

Affiant further says that the said Sun-Sentinel is a newspaper published in Said Broward/Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Broward/Palm Beach County, Florida, each day, and have been entered as second class matter at the post office in Fort Lauderdale, in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing, this advertisement for publication in said newspaper.

Sworn to and subscribed before me this

15th (Signature of Affiant)
day of May, 2000

(Signature of Notary Public)

Tara L. Bezak

(Name of Notary typed, printed or stamped)

MY COMMISSION # 00383838 EXPIRES

July 20, 2001

Personally Known

or Produced Identification

Town of Davie
Community Development Block Grant (CDBG)
Public Hearing Rescheduled
to
May 15, 2000

Due to an advertising error, the Public Hearing on the CDBG Program originally scheduled for Monday, May 1st, has been rescheduled to Monday, May 15th.

As an entitlement recipient of federal funds from the U.S. Department of HUD under the Community Development Block Grant (CDBG) Program, Davie anticipates receiving \$307,000 in FY 2000/01 funds to address community development and housing needs in Davie. In order to receive these funds, the Town must develop and adopt a One-Year Action Plan that is consistent with the Town's Consolidated Plan for Federal Funds 1997-2002 adopted on 7/16/97.

Prior to drafting the document, the Town will hold a public hearing to obtain citizen views, determine needs, and discuss local priorities for the use of these funds. This hearing will be held on May 15, 2000 in the Community Room of the Davie Town Hall, located at 8597 Orange Drive, Davie, FL from 6:00 p.m. to 7:30 p.m. Interested parties are encouraged to attend and participate.

For additional information on this hearing, please contact Shirley Taylor-Parkett, Housing and Community Development Coordinator at (954) 787-1173 or 787-1189.

**Town of Davie
Annual Action Plan
FY 2000/01**

Exhibit 2

**Summary Advertisement
FY 2000/01 Annual Action Plan**

Town of Davie

Community Development Block Grant (CDBG) Program Summary of

Proposed FY 2000/01 Action Plan

The Town of Davie is an "entitlement" recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD). As such, the Town anticipates receiving \$507,000 in Community Development Block Grant (CDBG) funds for Fiscal Year 2000/01 (October 1, 2000 - September 30, 2001) to address community development and housing needs. As a prerequisite for receiving these funds, an *Action Plan* has been developed which outlines the proposed use of the FY 2000/01 CDBG funds, and describes how the proposed projects/activities will address the goals and objectives outlined in the Town's *Consolidated Plan for Federal Funds 1997-2002* which was adopted by the Davie Town Council on July 16, 1997.

Proposed CDBG Funding for FY 2000/01

#2000-1. Ehlinger Apartments Improvements \$50,000 - To renovate and upgrade the living conditions at the Ehlinger Public Housing Apartments, located at 7481 N.W. 33rd Street, in partnership with the Broward County Housing Authority (BCHA) and the Broward County Community Development Office. The central element of this improvement program is the provision of air-conditioning for 100 rental units, thus providing a healthier living environment for the tenants.

#2000-2. Emergency Assistance Fund (Public Service) \$5,600 - Provision of emergency financial assistance on a Town-wide basis to eligible lower-income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food or shelter, on a case-by-case basis, under the direction of the Housing & Community Development Coordinator.

#2000-3. Special Transportation Service (Public Service) \$50,000 - CDBG funds will be used to match County funds for a Special Transportation Service in the CDBG Target Areas. This Public Service activity, will enable elderly, disabled, and low/moderate income individuals to have access to health facilities, doctors, libraries, and the South Florida Educational Complex. (Multi-Year Activity)

#2000-4. Eastside Park Improvements \$300,000 - CDBG funds will be used for capital improvements to modify and/or expand existing facilities or construct a new multi-purpose community center at Porters Park, in the Eastern CDBG Target Area, north of Orange Drive and south of L-Lake, between 57th Terrace and 57th Avenue. (Multi-year activity)

\$2000-5. Fair Housing, Citizen Participation & Support Services \$101,400 - To plan, administer, and monitor the CDBG funds; undertake comprehensive planning activities; apply for other related grants; continue the Fair Housing Education and Outreach Program designed to remove impediments to fair housing choices and provide the widest range of housing opportunities for Davie residents; assist in regional homeless assistance initiatives; prepare Environmental Review Records and assessments, etc.

All of the activities identified above will principally benefit low/moderate income residents of the Town of Davie, and no displacement or relocation of Davie residents or businesses is anticipated.

Citizens are encouraged to review the proposal *FY 2000/01 Action Plan* and provide comments to the Housing and Community Development Coordinator. Copies of the *Plan* are available for review during the 30-day period commencing June 12th and ending July 13th at the Housing and Community Development Office, Davie Town Hall, 6591 Orange Drive, or the Davie-Cooper City Library on Griffin Road. The Davie Town Council will hold a public hearing on the proposed *FY 2000/01 Action Plan* on July 19, 2000 at 7:00 pm in the Council Chambers at Town Hall. The *Action Plan* will be submitted to HUD on or before August 16, 2000.

For additional information, please contact **Shirley Taylor-Prakelt, Housing and Community Development Coordinator at (954) 797-1199.**

M-964507

**Town of Davie
Annual Action Plan
FY 2000/01**

Exhibit 3

Final Public Hearing Notice

FY 2000/01 Action Plan

Town of Davie
FY 1999/00 Action Plan for
Federal CDBG Funds
Notice of Public Hearing
July 19, 2000

Notice is hereby given that the Davie Town Council will hold a Public Hearing on Wednesday, July 19, 2000 at 7:00 PM, or as soon thereafter as practicable, in the Town Hall, 6591 Orange Drive, Davie, Florida, to discuss the proposed FY 2000/01 Action Plan component of the Town's Consolidated Plan for Federal Funds.

As an "entitlement" grantee, the Town anticipates receiving \$507,000 from the U.S. Department of Housing and Urban Development (HUD) for Fiscal Year 2000/01 (10/1/00 to 9/30/01) to address community development and housing needs.

Citizens are encouraged to review the proposed Action Plan and provide comments on its contents. Copies of the full Plan are available for review at the Housing and Community Development Office, 2nd floor, Davie Town Hall, 6591 Orange Drive, and the Davie-Cooper City Library on Griffin Road. An Executive Summary of the Plan is available, free of charge, at the Housing and Community Development Office.

Following adoption by the Town Council, the FY 2000/01 Action Plan will be submitted to HUD on or before August 16, 2000. For additional information, please contact the Housing and Community Development Office at 797-1199.

Shirley Taylor-Prakelt, Coordinator
Housing and Community Development

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH PUBLIC HEARING, WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Any person requiring auxiliary aids and services at this meeting may call the Town Clerk's Office at 797-11023 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8700 (voice) or 1-800-995-8771 (TDD).

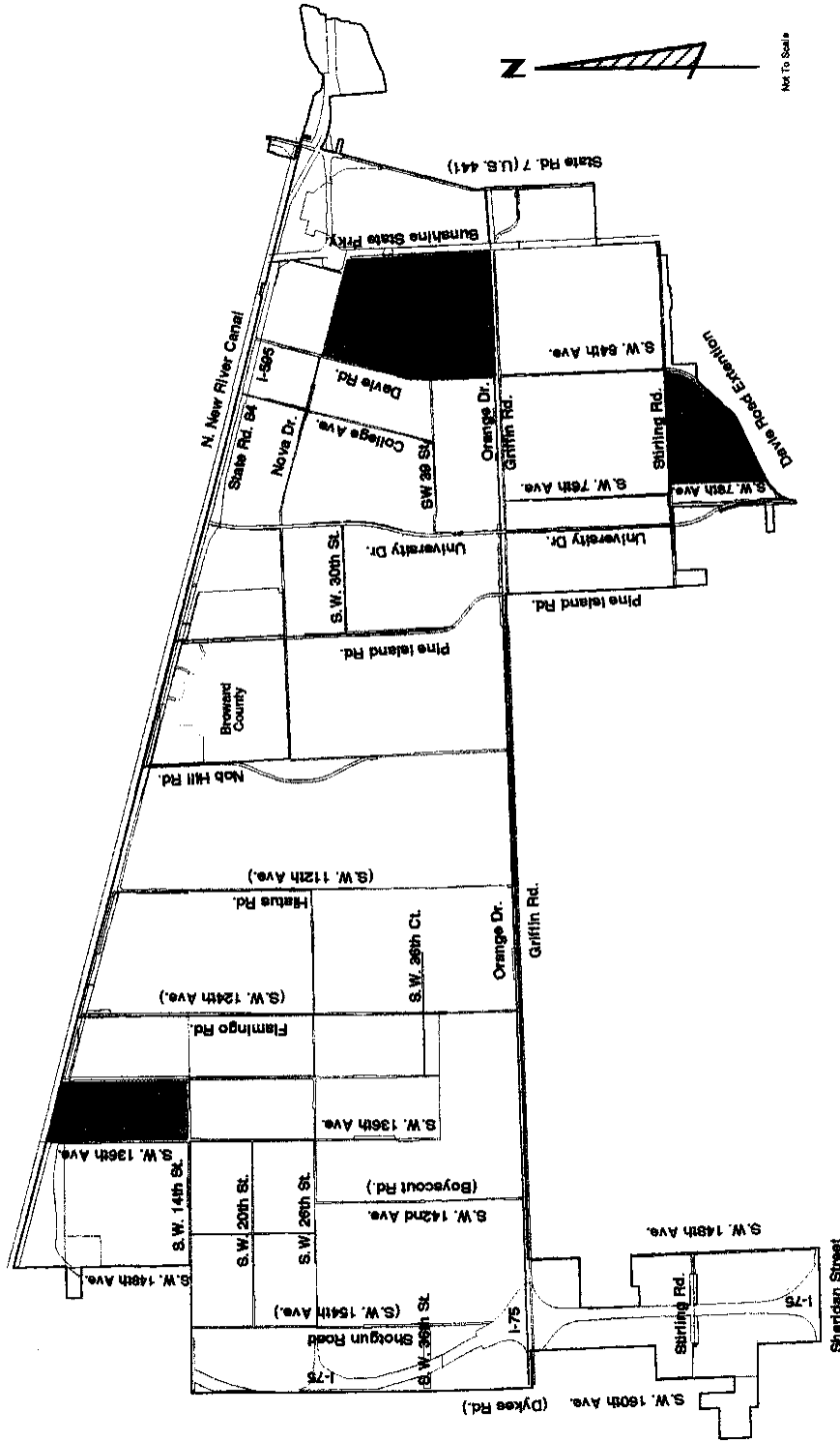
Town of Davie
Annual Action Plan
FY 2000/01

Exhibit 4

Target Area (Low/Income Areas)
Census Tracts/Block Groups
Maps

TOWN OF DAVIE

Community Development Block Grant Program Target Areas



LEGEND

TOWN OF DAVIE
LOW / MODERATE INCOME AREA (36.8% threshold)
Note: Includes the Potter Park Area

Prepared by the Development Services Department
Town of Davie

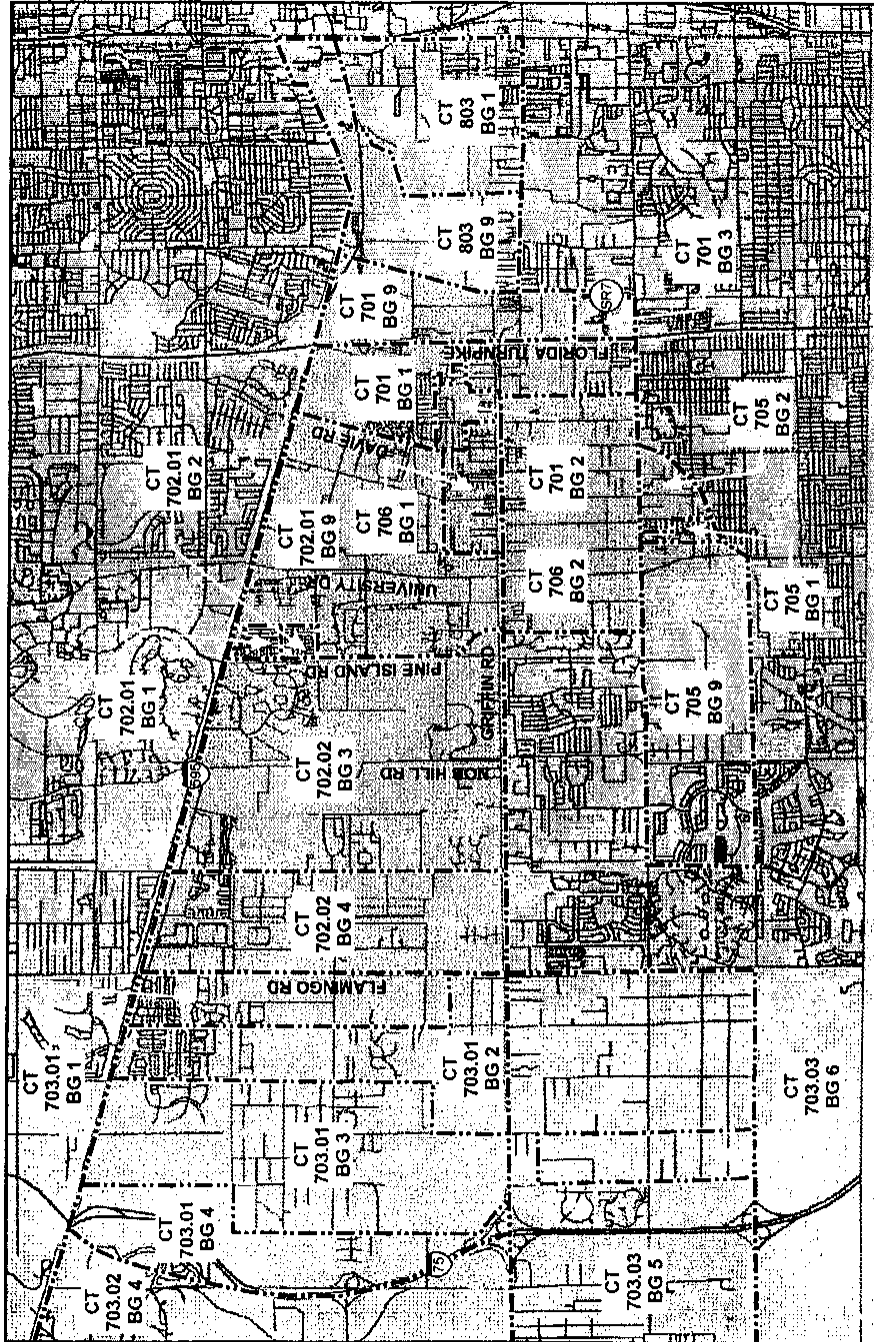


Figure 1
DAVIE AREA CENSUS TRACTS AND BLOCK GROUPS
TOWN OF DAVIE CONSOLIDATED PLAN

- Legend
- TOWN OF DAVIE
 - CENSUS TRACT BOUNDARY
 - BLOCK GROUP BOUNDARY



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Town of Davie
Annual Action Plan
FY 2000/01

Exhibit 5

Project Description Sheets

FY 2000/01 Action Plan

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	Ehlinger Apartments Improvements		CDBG \$ 50,000 ESG \$ 0
2000-1	Housing		HOME \$ 0 HOPWA \$ 0
	To expand affordable rental housing and homeownership opportunities for Davie residents; and, upgrade the existing housing stock through the rehabilitation of single-family and multi-family housing.	100 Households (General)	TOTAL \$ 50,000
	To renovate and upgrade the living conditions at the Ehlinger Public Housing Project (Family Rental) located at 7481 NW 33rd Street, in partnership with the Broward County Housing Authority (BCHA), to provide air-conditioning for 100 rental units, thereby improving the quality of life for the tenants.		Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 10/01/00</p> <p>Help those with HIV or AIDS? No Completion Date: 09/30/01</p> <p>Eligibility: 570.208(a)(3) - Low / Mod Housing</p> <p>Subrecipient: Subrecipient Public 570.500(c)</p> <p>Location(s): Addresses</p> <p>7481 NW 33rd Street, Davie, Fl</p>			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0003	Emergency Assistance Fund (Public Service)		CDBG \$ 5,600 ESG \$ 0
2000-2	Public Services		HOME \$ 0 HOPWA \$ 0
	To expand existing social services with emphasis on affordable child care opportunities and after-school programs; and, address public health and welfare through expanded health and mental health services.	50 People (General)	TOTAL \$ 5,600
	Provision of emergency financial assistance on a Town-wide basis to income-eligible low/moderate income Davie residents, to prevent homelessness and/or address emergency situations such as the need for food, shelter, etc. on a case-by-case basis, under the direction of the Town's Housing and Community Development Coordinator.		Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/00
 Help those with HIV or AIDS? No Completion Date: 09/20/01

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	Special Transportation Service		CDBG \$ 50,000
2000-3	Public Services		ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	To expand existing social services with emphasis on affordable child care opportunities and after-school programs, and, address public health and welfare through expanded health and mental health services.	5000 People (General)	TOTAL \$ 50,000
	CDBG funds will be used to match County funds for a Special Transportation Service in the CDBG Target Areas, which will enable the elderly, disabled, and low/moderate income individuals to have access to health facilities, doctors, libraries, and the South Florida Education Complex. (Multi-Year)		Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/00
 Help those with HIV or AIDS? No Completion Date: 09/30/01

Eligibility:
 Subrecipient: Local Government
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Potter Park Improvements		CDBG \$ 300,000 ESG \$ 0
2000-4	Public Facilities		HOME \$ 0 HOPWA \$ 0
	To develop new community facilities and/or upgrade existing facilities that increase the opportunities for, and expand programs that serve, at-risk youth.	4000 People (General)	TOTAL \$ 300,000
	To modify and/or expand existing recreational facilities or construct a new multi-purpose community center at Potter's Park, in the Eastern CDBG Target Area, north of Orange Drive, south of L-Lake, between 57th Terrace and 57th Avenue. (Multi-Year)		Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 10/01/00</p> <p>Help those with HIV or AIDS? No Completion Date: 09/30/01</p> <p>Eligibility: Local Government</p> <p>Subrecipient: Addresses</p> <p>Location(s): 4243 SW 55th Avenue, Davie, FL 33314</p>			

**U.S. Department of Housing & Urban Development
CPD Consolidated Plan
Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	Potter Park Improvements		CDBG \$ 300,000 ESG \$ 0
2000-4	Public Facilities		HOME \$ 0 HOPWA \$ 0
	To develop new community facilities and/or upgrade existing facilities that increase the opportunities for, and expand programs that serve, at-risk youth.	4000 People (General)	TOTAL \$ 300,000
	To modify and/or expand existing recreational facilities or construct a new multi-purpose community center at Potter's Park, in the Eastern CDBG Target Area, north of Orange Drive, south of L-Lake, between 57th Terrace and 57th Avenue. (Multi-Year)		Total Other Funding \$ 0
<p>Help the Homeless? No Start Date: 10/01/00</p> <p>Help those with HIV or AIDS? No Completion Date: 09/30/01</p> <p>Eligibility: Local Government</p> <p>Subrecipient: Addresses</p> <p>Location(s): 4243 SW 55th Avenue, Davie, FL 33314</p>			

Town of Davie
Annual Action Plan
FY 2000/01

Exhibit 6

Community 2020 Documents:

SF 424 Form

Community Needs Form

Housing Needs Form

Continuum of Care: Gaps Analysis

Funding Sources Form

Application for Federal Assistance

		2. Date Submitted 08/11/00	Applicant Identifier B-00-MC-12-0044
Date of Submission:		3. Date Received by State	State Application Identifier
Application: Not Applicable		4. Date Received by Federal Agency 08/11/00	Federal Identifier 59-604657
Applicant Information			
Applicant Name Town of Davie		Organizational Unit Local Government	
Address 6591 Orange Drive Davie, FL 33314 Broward		Contact Shirley Taylor-Prakelt, H & CD Director (954) 797-1199	
Employer Identification Number (EIN):		7. Type of Applicant: Municipal	
Type of Application: Type: New		9. Name of Federal Agency: U.S. Dept. of HUD	
Catalog of Federal Domestic Assistance Number: Catalog Number: 14.23 Assistance Title: Community Development Block Grant (CDBG)		11. Descriptive Title of Applicant's Project: Town of Davie Consolidated Plan For Federal Funds FY 2000/01 Action Plan - 10/1/00 to 9/30/01 Community Development Block Grant (CDBG)	
Areas Affected by Project: Town of Davie			
Proposed Project:		14. Congressional Districts of:	
Date 10/01/00	End Date 09/30/01	a. Applicant 20	b. Project 20
Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?	
Federal	\$507,000	Review Status: Program not covered	
Applicant	\$0		
State	\$0		
Local	\$0	17. Is the Applicant Delinquent on Any Federal Debt?	
Other	\$0	No	
Program Income	\$0		
Total	\$ 507,000		
I, To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.			
Typed Name of Authorized Representative Thomas J. Willi	b. Title Interim Town Administrator	c. Telephone Number (954) 797-1030	
Signature of Authorized Representative		e. Date Signed 08/11/00	

Community Needs

Anti-Crime Programs			
	Need Level	Units	Estimated \$
Overall	Low	0	\$50,000
Sub-Categories			
Crime Awareness (05I)	Med	0	\$50,000

Economic Development			
	Need Level	Units	Estimated \$
Overall	Low	15	\$150,000
Sub-Categories			
Rehab; Publicly or Privately-Owned Commer (14E)	Med	15	\$150,000
CI Land Acquisition/Disposition (17A)	None	0	\$0
CI Infrastructure Development (17B)	None	0	\$0
CI Building Acquisition, Construction, Re (17C)	None	0	\$0
Other Commercial/Industrial Improvements (17D)	None	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	None	0	\$0
ED Technical Assistance (18B)	None	0	\$0
Micro-Enterprise Assistance (18C)	None	0	\$0

Infrastructure			
	Need Level	Units	Estimated \$
Overall	High	285	\$1,775,000
Sub-Categories			
Flood Drain Improvements (03I)	Med	10	\$500,000
Water/Sewer Improvements (03J)	Med	10	\$500,000
Street Improvements (03K)	Med	5	\$250,000
Sidewalks (03L)	Med	5	\$25,000
Tree Planting (03N)	Med	250	\$250,000
Removal of Architectural Barriers (10)	Low	5	\$250,000
Privately Owned Utilities (11)	None	0	\$0

Planning & Administration			
	Need Level	Units	Estimated \$
Overall	High	0	\$0
Sub-Categories			

Housing Needs

Renter		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	Med	239	\$10,755,000
	31 - 50% of MFI	Med	279	\$12,555,000
	51 - 80% of MFI	Med	327	\$14,715,000
Large Related	0 - 30% of MFI	Low	39	\$1,755,000
	31 - 50% of MFI	Low	57	\$2,565,000
	51 - 80% of MFI	Low	80	\$3,600,000
Elderly	0 - 30% of MFI	Med	139	\$6,255,000
	31 - 50% of MFI	Med	71	\$3,195,000
	51 - 80% of MFI	Med	18	\$810,000
All Other	0 - 30% of MFI	Med	251	\$11,295,000
	31 - 50% of MFI	Med	146	\$6,570,000
	51 - 80% of MFI	Med	313	\$14,085,000
Owner				
	0 - 30% of MFI	High	675	\$6,750,000
	31 - 50% of MFI	High	923	\$9,230,000
	51 - 80% of MFI	High	1,777	\$17,770,000

Continuum of Care: Gaps Analysis - Individuals

Beds/Units				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Transitional Housing	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Permanent Housing	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Total	0	0	0	

Estimated Supportive Services Slots				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Job Training	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Case Management	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Substance Abuse Treatment	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Mental Health Care	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Housing Placement	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Life Skills Training	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>

Estimated Sub-Populations				
	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Chronic Substance Abusers	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Seriously Mentally Ill	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Dually-Diagnosed	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Veterans	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Persons with HIV/AIDS	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Victims of Domestic Violence	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>
Youth	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="None"/>

Funding Sources

Entitlement Grant (includes reallocated funds)		
CDBG	\$507,000	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$507,000
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Reprogrammed Prior Years' Funds		
CDBG	\$0	
ESG	\$0	
HOME	\$0	
HOPWA	\$0	
Total		\$0
Total Estimated Program Income		\$0
Section 108 Loan Guarantee Fund		\$0
TOTAL FUNDING SOURCES		\$507,000
Other Funds		\$0
Submitted Proposed Projects Totals		\$0
Un-Submitted Proposed Projects Totals		\$507,000

Town of Davie
Annual Action Plan
FY 2000/01

Exhibit 7

Grantee Certifications:

Affirmatively Further Fair Housing

Anti-Displacement and Relocation Plan

Drug-free Workplace

Anti-Lobbying

Authority of Jurisdiction

Consistency with Plan

Section 3

Citizen Participation

Community Development Plan

Following a Plan

Use of Funds

Excessive Force

Compliance with Anti-Discrimination Laws

Lead-Based Paint

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition. o f
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:

(a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
2. **Overall Benefit** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2000/01 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. **Special Assessments** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR Part 24, subpart F.

7. Definitions of terms in the Non procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces). o r

**Town of Davie
Annual Action Plan
FY 2000/01**

Exhibit 8

Pre-Development Public Hearing Minutes

May 15, 2000

Town of Davie
Pre-Development Public Hearing
FY 2000/01 CDBG Action Plan
May 15, 2000
6:00 PM
Community Room of the Davie Town Hall
6591 Orange Drive, Davie, FL

On this date, a Public Hearing was held to obtain citizen input, determine neighborhood needs, solicit funding recommendations, and establish local priorities for use of the FY 2000/01 Community Development Block Grant (CDBG) Funds. As an "entitlement recipient" of federal funds from the U.S. Dept. of Housing and Urban Development (HUD) under the CDBG Program, the Town of Davie anticipates receiving \$507,000 to address community development and housing needs in three (3) targeted areas during FY 2000/01. In order to receive the CDBG funds, the Town must develop and adopt a One-Year Action Plan that is consistent with the Town's *Consolidated Plan for Federal Funds 1997-2002* adopted on 7/16/97.

Mrs. Shirley Taylor-Prakelt, the Town's Housing and Community Development Coordinator, described the CDBG Target Areas and gave a brief overview of the *Consolidated Plan for Federal Funds*. Mrs. Taylor-Prakelt used large aerials of the CDBG Target Areas to familiarize everyone with their boundaries. She then outlined the "eligible" uses of CDBG funds, and reviewed the performance of the Town to date, i.e., she gave specific examples of how the FY 97, 98, and 99 CDBG funds have been used, and the current status of each project.

Following her presentation, Mrs. Taylor-Prakelt opened the Public Hearing at 6:20 PM for citizen comments, and the following items were discussed:

Multi-Purpose Facility at Potters Park: Several residents of the Potters Park area (Eastside CDBG Target Area) indicated that they would like to see CDBG funds used to develop a multi-purpose facility within the existing Potters Park, that could house a gymnasium to serve area children. A discussion ensued regarding the vacant site that the Town recently acquired on 61st Avenue (also in the Eastern Target Area), for development into a new park. The consensus of those present, was that CDBG funds should be used for Potters Park, and the Town should use General Funds or Bond Funds to develop the new park on 61st Avenue. The residents indicated that they are waiting to receive a proposed timeline and cost estimates from the Town for the development of both parks; and, they are anxious for the Town to initiate the project.

PAL Programs: One resident spoke about the PAL Program in Potters Park, and how important it has become to the area children. He asked if CDBG funds could be used to provide programs for youth, that would include after-school activities and use of computers. Mrs. Taylor-Prakelt outlined the CDBG Regulations governing "Public Services", and indicated that up to 15% of each years "entitlement allocation" could be spent for such. Since Davie is expected to receive \$507,000 for the FY 2000/01 Action Plan, \$76,050 would be available for Public Services. She also indicated that a Public Service activity must qualify as either a "Limited Clientele" or an "Area Benefit" activity. "Limited Clientele" activities require information on family size and income, so that it is evident that at least 51% of the clientele are persons whose family income does not exceed the low/moderate income limit (80% or less of the area median income), or has eligibility requirements which limit the activity exclusively to low/moderate income persons. An "Area Benefit" activity benefits the residents of a specific geographic area, where at least 51% of the residents are low/moderate income.

In-Fill Housing: Several residents of the Potters Park area indicated that they would like to see more in-fill development of affordable single-family homes that could be purchased by families in the neighborhood. They did not however, favor demolition of existing occupied homes that would result in the displacement of Potters Park residents or cause Gentrification.

Single-Family Housing Rehabilitation Program: The residents also expressed the continued need for the rehabilitation of existing single-family homes in the Potters Park area. They indicated that many homes are in great need of repair, and the owners lack the resources to improve them.

Eastside Area Sidewalks: Several residents indicated that additional sidewalks are needed in the Potters Park area, and stated that the current sidewalk system does not go all the way through the Eastside area, especially around the Park, which they feel is important.

Speed-Humps: One resident brought up the need for speed-humps to inhibit traffic from speeding throughout the Eastside Target Area. Councilwoman Geri Clark indicated that she discussed this matter with Mr. Bob Rawls, the Town's Engineer/Deputy Town Administrator, and he has approved the installation of speed humps on 57th Terrace and 57th Avenue. Mrs. Clark indicated that it is the Town's policy to obtain consensus from the affected property owners prior to the installation of speed humps.

Gentrification: Several residents from the Potters Park area, indicated that they feel the Town's past redevelopment efforts, while well intended, resulted in

the displacement of long-time area residents. One gentleman expressed his opinion that the Town used Code Enforcement and Police Actions to force people out of the neighborhood. A discussion ensued on the past efforts of the Davie CRA in developing new single-family homes in the Potters Park Area, which they complained did not always go to neighborhood residents. Mrs. Taylor-Prakelt clarified that these programs are open to any income-eligible applicant, and that there are other requirements of the funding programs that must be met, i.e., a prospective homebuyer must be credit-worthy.

Mrs. Taylor-Prakelt indicated that the CDBG Target Area Plans are designed to revitalize neighborhoods and serve the existing residents in a "holistic" manner that does not result in Gentrification. She also outlined the Town's Fair Housing efforts, and indicated that the Town has retained HOPE, Inc. (Housing Opportunities for Project Excellence), to further fair housing opportunities and prevent discrimination of Davie residents in all types of housing.

Drug Dealing: The residents present discussed the problems of continued drug dealing in the area, once again emphasizing that they felt that decent, long-time residents were forced out by actions intended to target the drug dealers e.g. Demolition and/or Code Enforcement.

Summerlake Apartments: Councilmember Geri Clark raised an issue related to the Summerlake Affordable Rental Housing Project under construction on 61st Avenue (on the south side of L-Lake) in the Eastside Target Area. Councilwoman Clark thought that the Town's SHIP Grant funds for Summerlake were tied to development of an "Access Easement" needed to link Potters Park to the new Park site on 61st Avenue. Councilmember Cox clarified the time-line, in that the Summerlake Project was planned over a year in advance of the Town's decision to acquire the site adjacent to Summerlake's southern border, for development as a new park. Mrs. Taylor-Prakelt indicated that neither the Town's award of SHIP Grant Funds, or the County's award of SHIP and Tax Exempt Bond funds were tied to this issue. The requirement for an access easement was subsequently added to the Site Plan requirements for approval by Town Council on 11/17/99. The developer is working with the Town on where to locate the easement in a way that will not compromise the safety and security of the tenants, and which would reduce or eliminate the liability on the developers, since Summerlake was planned as a gated community.

A discussion ensued regarding the lake's depth and the sharp drop-off on the Summerlake side, as certain residents feared that someone could drown. (Apparently a child drowned there in the past several years). Mrs. Taylor-Prakelt indicated she will advise the developer of these concerns; however, she believes a fence is planned along the water.

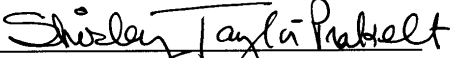
Of prime importance to those residents present, was how the Summerlake Apartments would be marketed in the neighboring community, so that these residents would have the first chance to secure the apartments. Mrs. Taylor-Prakelt indicated that in July, she will be working with the Leasing/Marketing Director for Summerlake Apartments, to design an outreach plan specifically for that area. However, as she indicated during the discussion on the CRA's Housing Program, there are certain occupancy requirements that must be met e.g. credit history.

SW 66th Way: Mrs. Aileen Lilienthal of 4815-17 SW 66th Way, inquired if CDBG grant funds could be utilized to reconstruct SW 66th Way, which according to her, has never been properly developed. Mrs. Taylor-Prakelt had already spoken with Mrs. Lilienthal (by telephone), and subsequently met with the Town's Capital Projects Coordinator, Bruce Bernard, to review her request. Unfortunately, Mr. Bernard indicated that since this street is privately owned (i.e., the property was never dedicated for Davie's use); therefore, Town funds can not be used to redevelop it.

Further, since the Lilienthal's property is not located within the CDBG Target Area, redevelopment of 66th Way would not be an eligible grant expense under the CDBG Program. Mr. Bernard had advised Mrs. Taylor-Prakelt, that in order to make this a public street, each property owner would have to give-up (donate) approximately 25 feet of R/O/W to the Town, since a roadway must be at least 50 feet wide. Councilmember Geri Clark asked Mrs. Taylor-Prakelt to contact Bob Rawls, the Town Engineer/Deputy Town Administrator, regarding this matter, as he may be able to assist the Lilienthal's in getting this road redeveloped through other funds.

There being no other comments from the audience, the Public Hearing was closed and the meeting was adjourned at 8:20 PM. Mrs. Taylor-Prakelt thanked everyone for their attendance and input.

Minutes Taken By:


Shirley Taylor-Prakelt, Coordinator
Housing and Community Development